



40 Bailey Road, Leigh-On-Sea, Essex, SS9 3PJ
3 bed detached house / O.I.E.O. £500,000 / t. 01702 555888

amos





Situated in the ever popular 'Bailey Road' is this bright and spacious **three bedroom** detached family home in good condition throughout. Having a large lounge, lovely kitchen/diner, conservatory and ground floor w.c together with generous size bedrooms and a stunning shower room. Outside there is a low maintenance south facing rear garden, garage and ample off street parking to front. Also benefiting from upvc double glazing throughout and gas central heating via combination boiler.

Ideally located within walking distance of local shops, amenities and Belfair's woods whilst also having excellent local schools nearby including being with the Westleigh Primary and Belfair's Academy school catchments. Local transport links are also a short way away, Leigh mainline station with direct links into London is approximately 1 mile away. Viewings advised.

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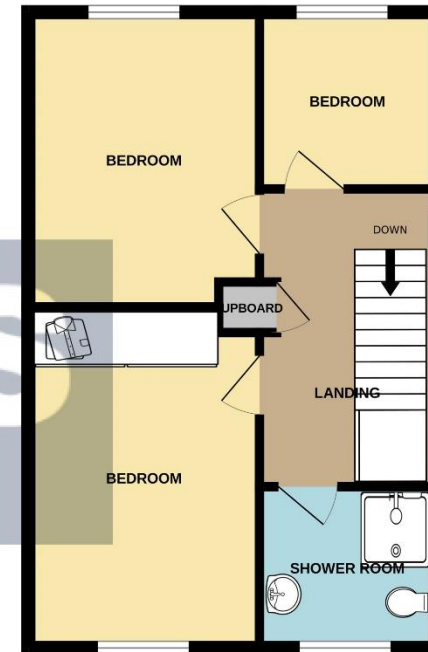


**A space to
call home.**

GROUND FLOOR



1ST FLOOR



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Highlights

- / Bright And Spacious Detached Home**
- / Well Presented**
- / Large Lounge**
- / Well Fitted Kitchen/Diner**
- / Conservatory**
- / Ground Floor W.C**
- / Good Size Bedrooms**
- / Stunning Shower Room**
- / South Facing Rear Garden**
- / Garage**
- / Extremely Sought After Location**
- / Westleigh Primary & Belfair's Academy School Catchments**
- / Ample Off Street Parking**
- / Close To Leigh Mainline Station**
- / Walking Distance Of Local Shops And Woodland**

Upvc double glazed french doors with upvc double glazed windows adjacent opening to:

Entrance Porch \ Upvc double glazed windows to side, laminate flooring, lighting, entrance door to:

Entrance Hall 16'1 x 6'8 \ Fitted carpet, power points, carpeted stairs with timber balustrade leading to first floor accommodation, smooth plastered ceiling, wall light points, radiator, alarm keypad, doors to accommodation off.

Lounge 16'11 x 11'5 \ Fitted carpet, upvc double glazed windows to rear and side, radiator, power points, T.V point, smooth plastered ceiling with inset spotlights, upvc double glazed french doors leading to:

Conservatory 11' x 8'2 \ Upvc double glazed french doors leading to rear garden, upvc obscure double glazed windows to side, wood effect flooring, power points, door to and from garage.

Kitchen/Diner 15'5 x 9'10 \ Well fitted kitchen/diner comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, inset four ring gas hob with extractive above, integrated double ovens, space and plumbing for dishwasher, further appliance space, tiled splashback, display cabinets, power points, upvc double glazed window to front with made to measure shutters to remain, laminate flooring, radiator, smooth plastered ceiling, upvc double glazed window to side with upvc double glazed door adjacent leading to sideway.

Ground Floor W.C \ Two piece suite comprising low flush w.c, wash basin, half tiled walls, upvc obscure double glazed window to front.

Landing \ Continuation of fitted carpet, upvc obscure double glazed window to side, smooth plastered ceiling, loft access





hatch, wall light point, airing cupboard housing combi boiler, shelving and radiator, doors to accommodation off.

Bedroom One 15'6 Into Wardrobe Depth x 9'11 \ Upvc double glazed window to front, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling, fitted wardrobes.

Bedroom Two 11'6 x 8'11 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Three 7'8 x 7'6 \ Upvc double glazed window to rear, fitted carpet, radiator, power points.

Shower Room 8'3 x 6'6 \ Luxury three piece suite comprising large walk in shower cubicle with shower over, push button w.c, vanity wash with chrome mixer tap and storage below, tiled flooring, tiled walls, smooth plastered and coved ceiling, upvc obscure double glazed window to front, ladder style heated towel radiator.

Rear Garden \ A secluded south facing rear garden being low maintenance. Commencing with area laid to patio providing outside seating area whilst the remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, screen panelled fencing to borders, side access to front via timber gate.

Garage 16'9 x 8'3 \ Up and over door to front, personal door to and from conservatory, power and light connected, housing meters and consumer unit.

Front Garden \ Large block paved driveway providing ample off street parking.







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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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