

Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

Lambeth Road

Leigh-on-Sea, SS9 5XR

- Spacious five-bedroom semi-detached family home.
- Situated in a peaceful residential location with good access to local schools and the A127.
- No onward chain

£399,995

- Generous lounge to the front with feature fireplace.











Property Description

Situated in a peaceful residential location, with excellent access to local schools and the A127, this spacious five-bedroom semi-detached family home offers generous and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming lounge to the front, featuring an attractive fireplace, alongside a modern kitchen/diner with patio doors opening onto the rear garden, creating an ideal space for family living and entertaining.

On the first floor, there are three well-proportioned bedrooms, a family bathroom and a separate WC, which offers potential to be converted into an additional shower room.

The second floor provides two further bedrooms, making this an ideal home for larger or growing families.

Externally, the property benefits from off-road parking to the front, a garage and a rear garden.









ACCOMMODATION COMPRISES
The accommodation is approached via an obscure double-glazed entrance door with matching obscure-glazed side panels, leading into the entrance hallway.

ENTRANCE HALLWAY
10' 5" x 5' 4" (3.18m x 1.63m) Lino flooring, smooth plastered ceiling, staircase leading to the first floor, useful under-stairs storage cupboard housing the gas and electric meters, radiator and door leading to

LOUNGE
14' 9" x 11' 9" (4.5m x 3.58m) A well-proportioned reception room featuring a double-glazed bay window to the front elevation, fitted carpet, radiator, smooth plastered ceiling with coving and feature fireplace

KITCHEN/DINER
14' 9" x 9' 9" (4.5m x 2.97m) Fitted with a range of base units and laminate work surfaces incorporating a sink unit with mixer tap and drainer. There is a fitted electric oven with four-ring electric hob above, further base units, space for fridge and freezer, and space and plumbing for a washing machine. Further benefits include laminate flooring, radiator, double-glazed window to the rear elevation, patio doors opening onto the rear garden and smooth plastered ceiling with coving.

FIRST FLOOR ACCOMMODATION

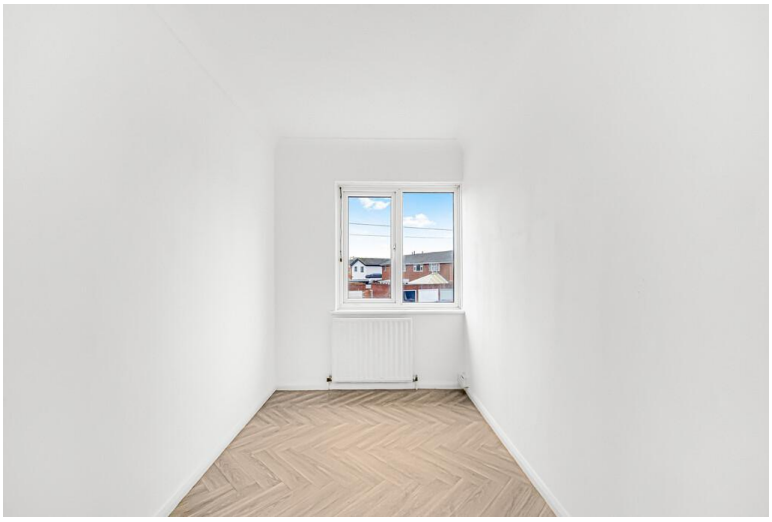
LANDING
Fitted carpet and doors leading to:

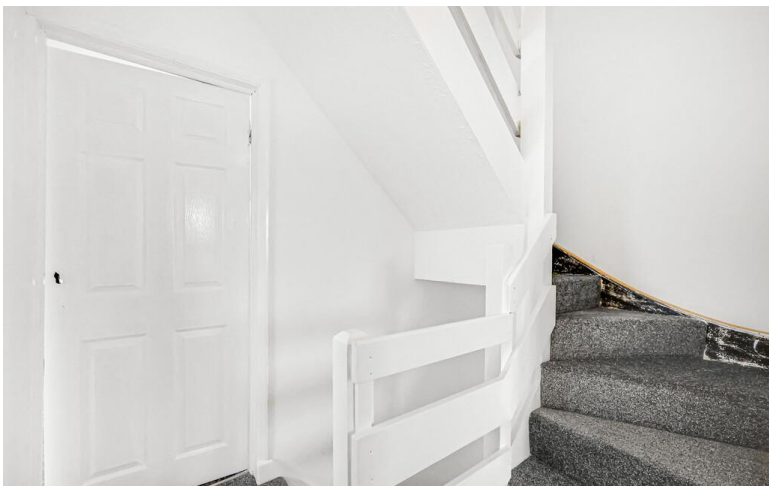
BATHROOM
A three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin with mixer tap and WC. Partially tiled walls, lino flooring and obscure double-glazed window to the side elevation.

WC (BIG ENOUGH FOR SHOWER ROOM)
Fitted with a WC, wall-mounted wash hand basin, tiled splashbacks and lino flooring. Useful cupboard housing the wall-mounted boiler.









BEDROOM ONE
14' 9" x 9' 9" (4.5m x 2.97m) Featuring a double-glazed window to the rear elevation, fitted carpet, radiator and a smooth plastered ceiling with coving.

BEDROOM FOUR
11' 9" x 6' 2" (3.58m x 1.88m) Benefits from a double-glazed window to the front elevation, radiator, lino flooring and coving to the ceiling.

BEDROOM FIVE
8' 4" x 6' 3" (2.54m x 1.91m) Having a double-glazed window to the front elevation, radiator, fitted carpet and smooth plastered ceiling.

SECOND FLOOR ACCOMMODATION

LANDING
Fitted carpet and door leading to:

BEDROOM TWO
12' 3" x 11' 3" (3.73m x 3.43m) Comprising a double-glazed window to the front elevation, radiator, fitted carpet and a useful storage cupboard.

BEDROOM THREE
11' 9" x 8' 10" (3.58m x 2.69m) The room benefits from a double-glazed window to the rear elevation, radiator and fitted carpet.

EXTERNALLY

REAR GARDEN
An enclosed rear garden extending to approximately 40 feet (unmeasured), featuring a patio area, privacy fencing, wooden sheds and gated rear access, together with further side access.

PARKING AND GARAGE
Parking is provided via a private driveway. There is also a single garage situated within a block to the rear of the property.







Energy performance certificate (EPC)

24 Lambeth Road LEIGH-ON-SEA SS9 5XR	Energy rating **D**	Valid until:	3 August 2036
		Certificate number:	2712-9745-2999-6020-1765

Property type	Semi-detached house
Total floor area	102 square metres

Rules on letting this property

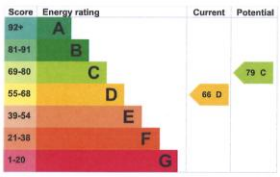
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

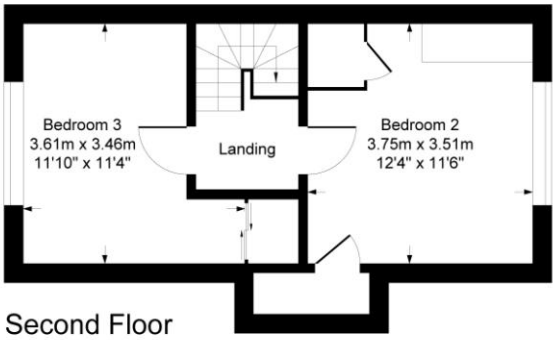
the average energy rating is D
the average energy score is 60

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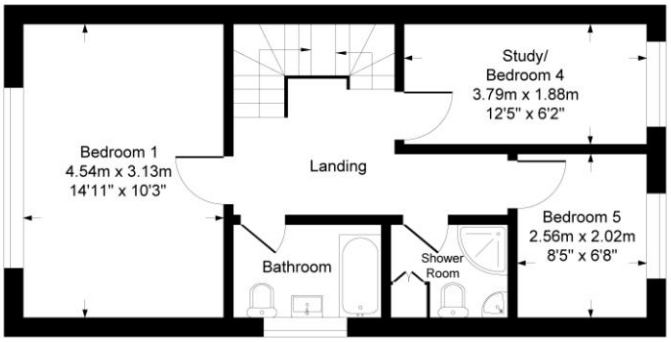
Material Information
Powered by kotini

24 Lambeth Road

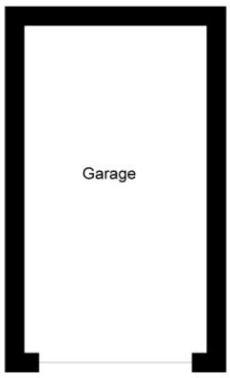
Approximate Gross Internal Floor Area = 121.2 sq m / 1305 sq ft
(Excluding Garage)



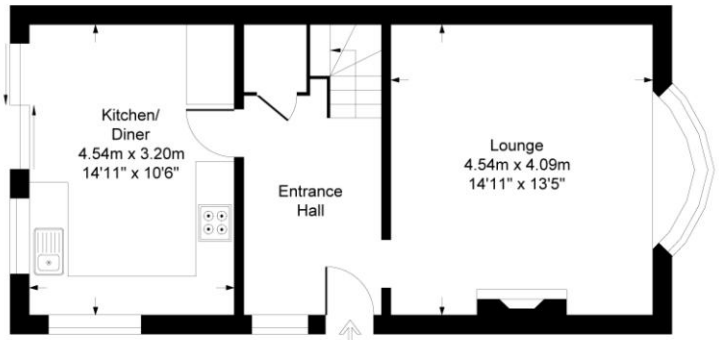
Second Floor



First Floor



Garage



Ground Floor

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements