



Leigham Court Drive, Leigh-On-Sea
£625,000

home.

5 Leigham Court Drive

Leigh-On-Sea

SS9 1PS



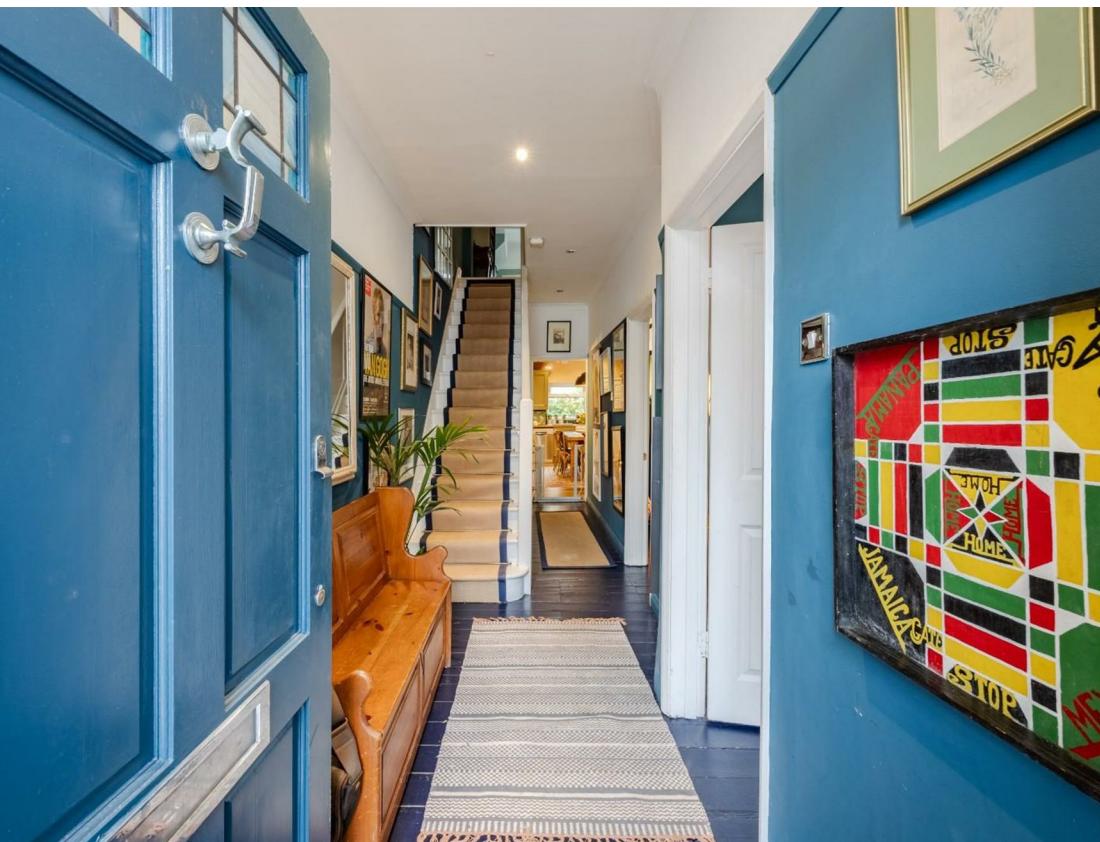
- Impressive Semi-Detached House in the Heart of Leigh
- Four Double Bedrooms Spread Over Three Floors
- Second Floor Bedroom has Balcony with Sea Views
- Beautiful Recently Refurbished Open Plan Kitchen / Dining Area
- Stylishly Decorated Lounge with Wood Burner
- Separate Family Room / Snug - Offering a Flexible Downstairs Layout
- Contemporary First Floor Bathroom and Elegant Downstairs W/C
- West Facing Rear Garden
- Within the School Catchment for Leigh North Street Primary School
- Unparalleled Location Right by Leigh Broadway, Short Walk to Chalkwell Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are proud to bring to market this exemplary four-bedroom semi-detached house, nestled just off Leigh Broadway in Leigh-On-Sea. Built in 1930, this charming property boasts a blend of classic features and modern living, making it an ideal family home.

Upon entering, you are greeted by a stylish entrance hallway that leads to a beautifully decorated lounge, complete with a cosy wood burner, perfect for those chilly evenings. Adjacent to the lounge is an additional reception room, currently utilised as a family room, which could easily serve as a snug lounge or playroom, offering versatility to suit your needs. The heart of the home is undoubtedly the stunning open-plan

kitchen and dining area, which is bathed in natural light from the lovely bay window, creating a warm and inviting atmosphere. A convenient downstairs w/c adds to the practicality of the layout.

As you ascend to the first floor, you will find three of the four generously sized double bedrooms, along with a family bathroom that features both a bath and a walk-in shower cubicle. The main bedroom is particularly spacious and benefits from a charming box bay window that overlooks the front of the property. The top floor houses an additional double bedroom, which could easily function as a home office, and boasts a delightful balcony that offers picturesque

sea views and vistas over Leigh Broadway.

Externally, the property features a west-facing rear garden, perfect for enjoying the afternoon sun. The location is superb, situated just a stone's throw from Leigh Broadway, and within a short walking distance to both Chalkwell and Leigh train stations. Additionally, it falls within the catchment area for the highly regarded Leigh North Street Primary School, making it an excellent choice for families.

This remarkable home combines comfort, style, and an enviable location, making it a must-see for anyone seeking a new residence in Leigh-On-Sea.

Accommodation Comprises

The property is approached via storm porch and entrance door with double glazed obscure panels leading into:

Entrance Hall

Wood flooring, coved cornice, picture rail, spotlighting, stairs leading to first floor landing with understairs storage cupboard, radiator. Doors to:

Lounge

13'8 x 11'11

Wood flooring, skirting, double glazed boxed bay window to front and double glazed windows to side aspect, ceiling light, picture rail, feature stone fireplace and hearth with log burner, radiator.



Family Room

11'10 x 11'1

Wood flooring, skirting, double glazed windows to side, part double glazed door to rear, coved cornice, ceiling light, radiator.

Kitchen/Diner

18'0 x 14'8

Wood effect laminate flooring, skirting, double glazed windows to rear and double glazed bay window to side, door leading to garden, plinth lighting and wall lighting, spotlighting, ceiling lights, picture rail. The kitchen is fitted to include a range of base units with oak wood worksurfaces and matching eye level wall mounted units, space for Range cooker, dishwasher, washing machine and fridge freezer, Butler sink with mixer tap, wine rack, tiled splashbacks. Door to:

WC

Laminate wood effect flooring, skirting, wall light, WC, wash hand basin, tiled splashback.

First Floor Landing

Wooden flooring, skirting, picture rail, ceiling light, wooden stairs rising to second floor, access to boarded and insulated loft with power and light. Doors to:

Bedroom One

17'3 x 13'10

Wood flooring, double glazed boxed bay window to front offering estuary glimpses, additional double glazed window to front, ceiling light, picture rail, radiator.





Bedroom Two

11'9 x 11'3

Wood flooring, double glazed windows to rear and side, ceiling light, picture rail, radiator.

Bedroom Three

12'2 x 9'1

Wood flooring, double glazed windows to rear and side, ceiling light, picture rail, radiator.

Family Bathroom

9'11 x 8'10

Tiled flooring and walls, double glazed obscure windows to side, extractor, mirror with inset lighting, spot lighting. Luxury white suite comprising; WC, freestanding bath, wash hand basin with vanity beneath, shower cubicle,

Second Floor

Bedroom Four

17'3 x 14'11

Carpeted, skirting, ceiling light, double glazed French doors leading to a balcony offering views of estuary, double glazed windows to front and side, eaves storage, radiator.

Balcony

Externally

Rear Garden

West facing rear courtyard garden with paving, shed.





THE BEST HOMES IN THE NEIGHBOURHOOD

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Property Details

4 Bedrooms
1 Bathrooms
3 Reception Rooms
House

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

£625,000

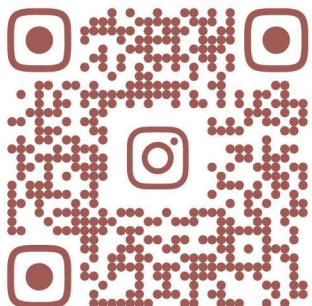
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