bear
Estate Agents

* £475,000 - £500,000 * PARKING FOR TWO VEHICLES * KITCHEN FAMILY ROOM LAYOUT * WEST-FACING REAR GARDEN * PLENTY OF BUILT IN STORAGE * NEARBY TOP PERFORMING GRAMMAR SCHOOLS * SHORT DRIVE TO LEIGH STATION FOR LONDON COMMUTERS * WALK TO LEIGH BROADWAY * CONSERVATORY * This period home not only has plenty of original features throughout, but some incredibly practical spaces and storage for the modern family too. The accommodation is comprised of; parking for two on the block paved front driveway, rear access to the west-facing garden, a welcoming entrance hall with access to the downstairs WC, an open plan lounge/diner/kitchen (or popular 'kitchen-family room layout) with the addition of a conservatory. Upstairs, there are three great-sized bedrooms with storage and a four-piece family bathroom. For schooling, Blenheim Primary and Belfairs Academy are within catchment, with the prestigious Westcliff and Southend Grammar Schools of the Borough also close by. There are amenities and bus links on the road and the home offers a short walk to the popular Leigh Broadway as well as Belfairs Woods and Golf Course, and Leigh Station for London commuters to Fenchurch Street is only a 5-minute drive away.

- Parking for two vehicles
- Modern open-plan 'kitchen-family room' layout
- Walk up to Leigh Broadway and Belfairs Woods and Golf Course
- Nearby the Westcliff and Southend Grammar Schools
- Delightful rear garden with patio
- West-facing rear garden
- Multiple reception spaces plus conservatory
- Short drive to Leigh Station for London commuters
- Lots of period character throughout
- Great-sized bedrooms (even the third room currently fits a double bed)

Elmsleigh Drive

Leigh-On-Sea

£475,000

Price Guide

3 2 3

Elmsleigh Drive

Frontage/Parking
Block paved front driveway providing parking for two vehicles with brick walls, an overhanging front porch and a composite and obscured double glazed front door leading to:

Entrance Hallway
Access to downstairs W/C, carpeted staircase rising to first floor landing, radiator with decorative wooden cover, original cornice, dado rail, skirting and wood effect laminate flooring.

Downstairs W/C
Low-level W/C, wall-mounted wash basin with chrome taps and a tiled splashback, tile effect lino flooring.

Kitchen
10'2" x 8'0"
This room opens through into the lounge and dining spaces, has a UPVC double glazed rear window and the white gloss kitchen is comprised of; both wall-mounted and base level units, composite 1.5 sink and drainer with chrome mixer tap, five ring burner gas hob with extractor hood over, integrated oven, integrated dishwasher, space for washing machine, space for fridge/freezer, granite worktops, spotlighting, wood effect laminate flooring.

Lounge and Dining Areas
30'10" × 12'5" > 10'9"
Dual aspect UPVC double glazed front bay and rear French doors with sidelights for conservatory access, feature fireplace, ceiling roses and original cornice, two radiators, skirting and original wooden floorboards.

Conservatory
9'6" × 7'6"
Double glazed French doors to rear aspect and windows to rear and side aspects, wall cladding, radiator, lighting, power and wood effect laminate flooring.

First Floor Landing
Loft access, original storage cupboard, spotlighting, skirting and carpet.

Four-Piece Family Bathroom
7'10"n × 7'1"
Two UPVC obscured rear windows, tiled shower cubicle, low-level W/C, bath with chrome taps, built-in storage, pedestal wash basin with chrome taps, spotlighting, wall cladding and tile effect lino flooring.

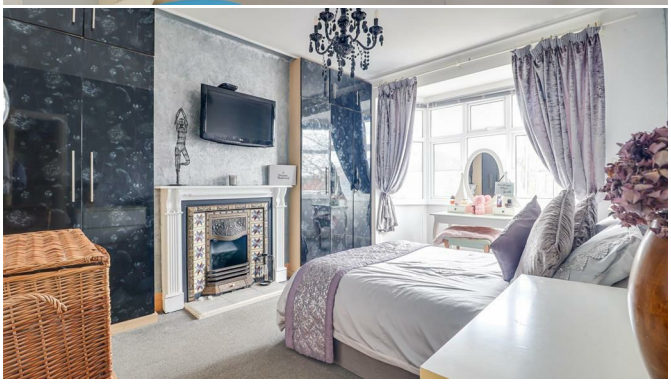
Bedroom One
15'10" × 11'9"
UPVC double glazed bay fronted window, large built-in wardrobes, feature fireplace, radiator with decorative wooden cover, cornice, skirting and carpet.

Bedroom Two
14'3" × 8'2"
UPVC double glazed rear window, large built-in wardrobes, radiator with wooden cover, skirting and carpet.

Bedroom Three
9'10" × 6'3"
(Currently fits a double bed) UPVC double glazed window to front aspect, radiator, skirting and carpet.

West-Facing Rear Garden
Commences with a block paved patio with the remainder mainly laid to lawn, there is a pathway leading to the rear of the garden where there is a shed to remain and gated rear access, fencing, planting borders and a lawn.

FOLLOW
YOUR
HAPPY
I LOVE YOU
SUNSHINE
AWAY

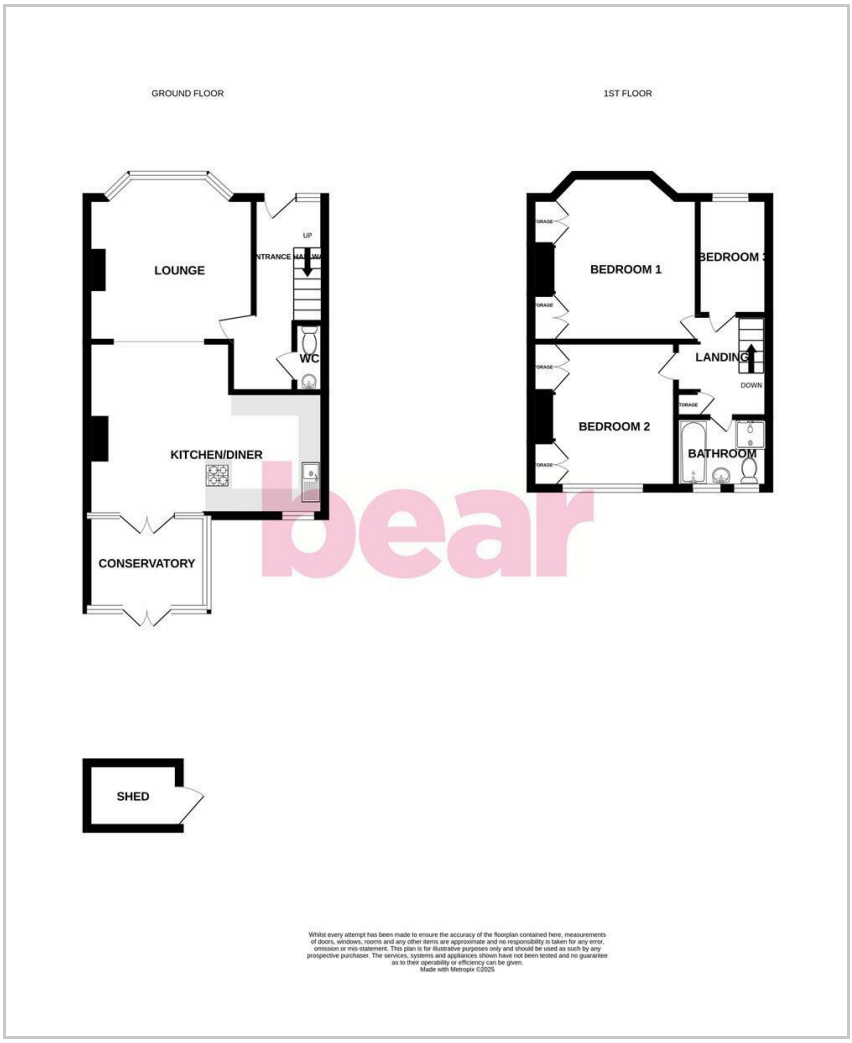


STAR
WARS
QUEEN

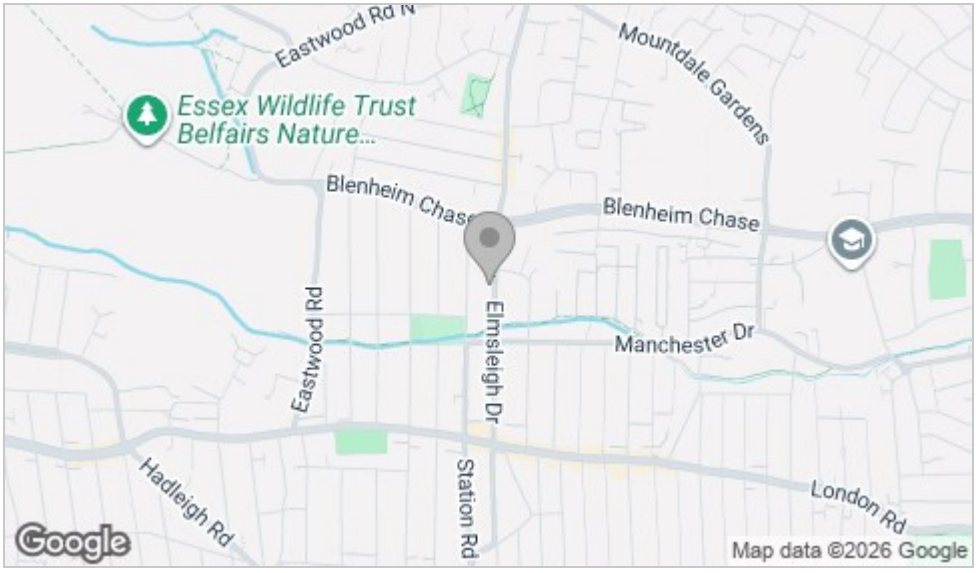
WASH

BATH

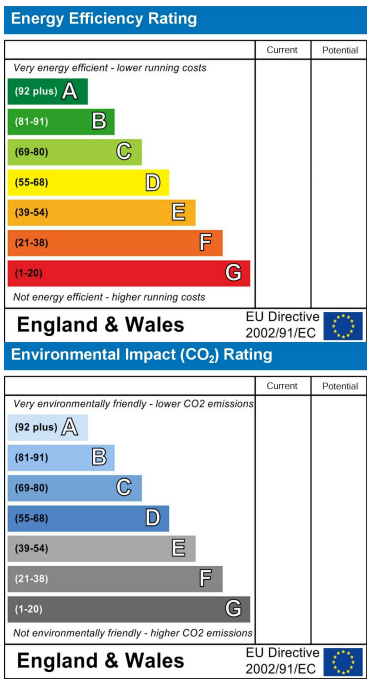
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk http://www.bearestateagents.co.uk/