



NO ONWARD CHAIN £625,000 - £650,000 Occupying a desirable position in the heart of Leigh-on-Sea, this extensively extended semi-detached family home offers an impressive amount of living space, perfectly suited to modern family life.

The property boasts three generous bedrooms, two contemporary bathrooms, and a versatile layout designed with both comfort and practicality in mind. To the ground floor are two well-appointed reception rooms, providing flexible space for entertaining, home working, or relaxing with family.

A particular highlight is the stunning L-shaped kitchen/family room, thoughtfully designed to create a bright and sociable hub of the home. Featuring a stylish central island and ample space for dining and everyday living, it is ideally suited to both family life and entertaining.

Externally, the property benefits from off-street parking for several vehicles, an attached garage, and a beautifully positioned west-facing rear garden, allowing you to make the most of the afternoon and evening sun. Adding a touch of luxury, the garden also incorporates a dedicated Jacuzzi house, creating the perfect space to unwind.

The location is equally impressive. A wide range of shops, cafés and everyday amenities can be found nearby on London Road, while the ever-popular Leigh Broadway and charming Old Leigh are within easy walking distance, offering an excellent selection of restaurants, boutiques and waterfront attractions.

- Heavily extended semi-detached house
- Ample parking and an attached garage
- Bay-fronted lounge
- Great sized bedrooms plus additional study
- Doorstep to London Road amenities
- West backing rear garden
- Impressive 'L' shaped kitchen family room with center island
- Downstairs WC
- Jacuzzi house in the rear garden
- Walking distance to Leigh Broadway and Old Town

## Olivia Drive

Leigh-on-Sea

**£625,000**

Guide Price



# Olivia Drive



## Frontage

Driveway creating parking for two to three vehicles, access to the garage, access to:

## Entrance Hallway

15'3" x 7'1" > 5'4"

Smooth coved ceiling with inset spotlights, feature wood panelled walls, center carpeted stairs, three-column radiator, UPVC double-glazed entrance door to the front with adjacent obscured double glazed windows, Herringbone click flooring, door to:

## Lounge

16'0" into the bay x 11'8"

Smooth coved ceiling, feature fireplace with a gas fire, double glazed bay windows with leadlight stained glass, radiator, carpet.

## Kitchen

20'2" x 13'9" > 9'10"

Smooth ceiling with inset spotlights, double glazed Velux windows to the rear, three-column radiator, double glazed windows and door to the rear leading back to the garden. Handless gloss kitchen comprising of: wall and base level units with a square edge quartz worktop, breakfast bar area, space for an American style fridge freezer, space for a range cooker with an extractor fan above, glass splashbacks, built in wine rack, pan drawers, integrated washing machine, integrated dishwasher, inset sink with a chrome mixer tap, space for a wine cooler, quartz upstands, two pull-out corner units, double pull-out bin store, integrated tumble dryer, Herringbone click flooring, open plan to:

## Lounge Area

12'10" x 10'9"

Smooth ceiling with inset spotlights, double glazed Velux window, Double glazed French doors with adjacent double glazed windows to the rear leading out to the garden, modern vertical radiator, Herringbone click flooring, open plan to:

## Dining Area

12'7" x 10'4"

Smooth ceiling with a pendant light, three-column radiator, Herringbone click flooring.

## Downstairs WC

5'0" x 4'2"

Smooth coved ceiling with inset spotlights, extractor fan, obscured double glazed window to the side, low-level WC, vanity unit wash basin, radiator, Herringbone click flooring.

## First Floor Landing

13'10" x 6'5"

Smooth coved ceiling with a pendant light, three column radiator, carpet.

## Bedroom One

16'0" into the bay x 11'4"

Smooth coved ceiling with inset spotlights, double glazed bay windows to the front with stained glass leadlight windows, feature fireplace with a gas fire, radiator, carpet.

## Bedroom Two

12'9" x 9'6"

Smooth coved ceiling with inset spotlights, floor to ceiling built-in wardrobes with top boxes and matching dressing table and chest of drawers, double glazed windows to the front with a quartz windowsill, two bedside cabinets, opening to:

## Bedroom Three

12'9" x 11'5"

Smooth coved ceiling with a pendant light and a ceiling rose, double glazed window to the rear overlooking the garden, radiator, carpet, feature fireplace.

## Dressing Room/Bedroom Four

10'8" x 6'7"

Smooth coved ceiling with inset spotlights, double glazed windows to the rear overlooking the garden, built-in dressing table with drawers, radiator, carpet, door giving access from the hallway.

## Study

5'9" x 4'10"

Pendant light, double glazed box window to the front, radiator, carpet.

## Attached Garage

14'11" x 9'4"

Electric roller shutter doors to the front, concrete base, power, light, UPVC double glazed door to the rear giving access to the garden.

## Bathroom

7'3" x 5'10"

Coved ceiling with inset spotlights and an extractor fan, obscured double glazed window to the rear, low-level WC, panlled bath with a shower over, pedestal wash basin, radiator, fully tiled walls, tiled flooring.

## West Facing Rear Garden

Mainly laid to lawn with tree and shrub edges, outside storage shed, summerhouse, access to jacuzzi house, outside tap, outside lighting.

## Jacuzzi House

9'10" max x 9'11"

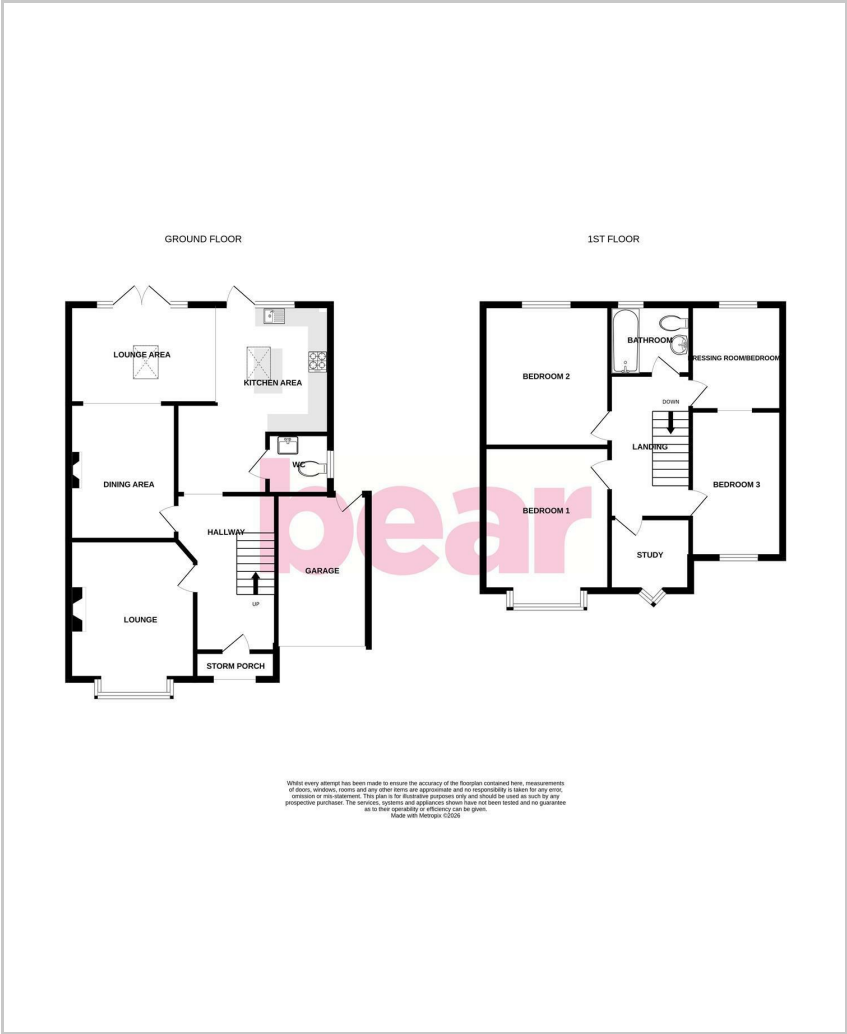
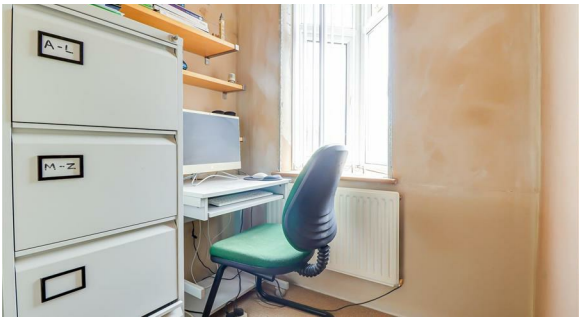
Power, light, obscured windows to the front and side, French doors giving access to the rear garden, tiled flooring, round four-person jacuzzi.

## Agents Notes:

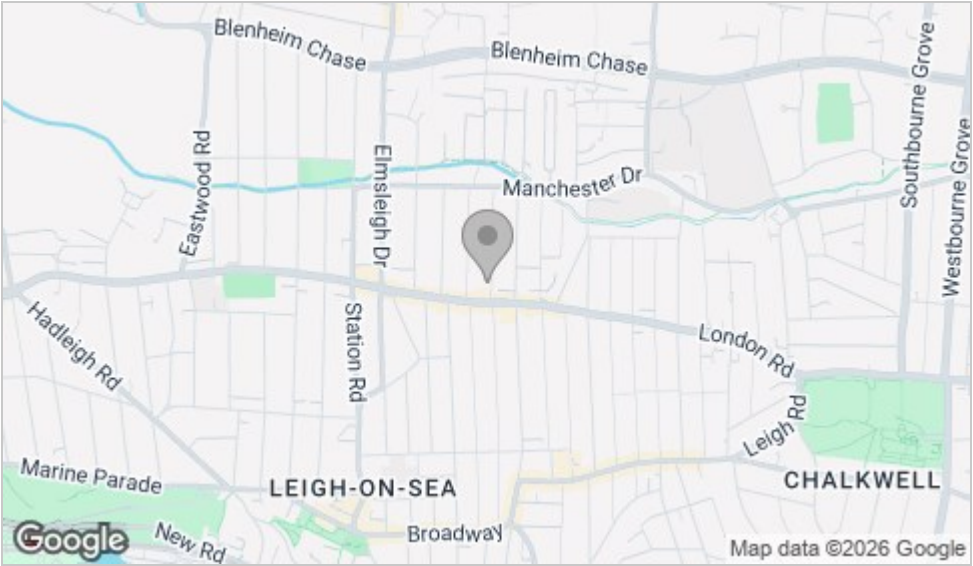
Council tax band: D



# Floor Plan



# Area Map



# 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.

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# Energy Efficiency Graph

