



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hadleigh Road, Leigh-On-Sea



Morgan Brookes believe - Situated on the sought-after Marine Estate, this extended and beautifully presented 4 bedroom family home features a stunning 23'9" x 20'3" open-plan family room, loft room with en-suite, a nice size rear garden & ample parking. A rare opportunity, having had just two owners in the past 80 years.

Our sellers fell in love with their house as soon as they saw it. High ceilings, large rooms and just a 5 minute walk to the Broadway, Westleigh School, Old Leigh and the station. It has grown with them as their family expanded and the rear extension provided a large living space in which they have celebrated many events over the years. It is the perfect family home!

Key Features

- Beautifully Extended & Presented Family Home.
- Highly Desirable Marine Estate.
- 5 Minutes To Old Leigh, Train Station & Broadway.
- Modern Kitchen, Bathroom, En-Suite & WC.
- Attractive Rear Garden.
- Off Road Parking For Three Cars.
- No Onward Chain.

**Guide Price £750,000 -
£775,000**

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Entrance

Obscure double glazed paneled door to:

Hall

16' 6" x 8' 10" nt 5'11" (5.03m x 2.69m nt 1.80m)

Obscure double glazed window to front aspect, stairs leading to first floor, radiator, picture rail, smooth ceiling, parquet flooring, doors to:

Living Room

16' 2" into bay x 13' 11" (4.92m x 4.24m)

Double glazed bay window to front aspect, feature fireplace, radiator, picture rail, coving to smooth ceiling, wood flooring.

Ground Floor Cloakroom

4' 0" x 3' 10" (1.22m x 1.17m)

Hand basin, low level WC, door to understairs storage area housing meters, smooth ceiling, wood flooring.

Kitchen / Family Room

23' 9" x 20' 3" (7.23m x 6.17m)

Double glazed window to rear aspect, double glazed bi folding doors to rear garden, double glazed ceiling lantern, range of fitted base & wall mounted units, fitted double oven, combination microwave, integrated wine cooler & dishwasher, Granite work surfaces incorporating 4 point gas hob with extractor over, sink & drainer, Granite breakfast bar, radiator, smooth ceiling incorporating downlights, wood flooring.

First Floor Landing

8' 5" x 7' 1" (2.56m x 2.16m)

Stairs to second floor, smooth ceiling, carpet flooring, doors to:

Bedroom 1

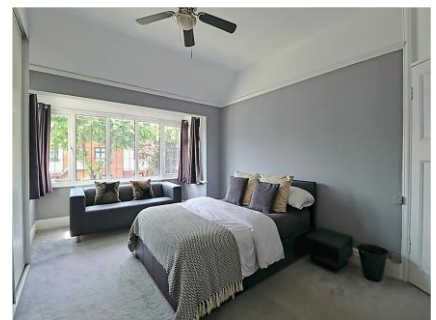
16' 6" x 12' 2" (5.03m x 3.71m)

Double glazed window to front aspect, fitted bedroom furniture, radiator, picture rail, smooth ceiling, carpet flooring.

Bedroom 2

12' 10" x 11' 3" (3.91m x 3.43m)

Double glazed window to rear aspect, fitted bedroom furniture, radiator, picture rail, smooth ceiling, carpet flooring.



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Bedroom 3**9' 8" x 6' 11" (2.94m x 2.11m)**

Double glazed window to front aspect, radiator, picture rail, smooth ceiling, carpet flooring.

Bathroom**8' 8" x 8' 4" (2.64m x 2.54m)**

Obscure double glazed window to rear aspect, paneled bath, walk in shower area, vanity hand basin, low level WC, stainless steel heated towel rail, smooth ceiling, complimentary tiling to walls & flooring.

Second Floor Landing

Double glazed Velux window to front aspect, built in storage area housing boiler, smooth ceiling, carpet flooring, door to:

**Loft Room****15' 11" nt 10' 11" x 14' 3" nt 9' 8" (4.85m nt 3.32m x 4.34m nt 2.94m)**

Double glazed window to rear aspect, double glazed Velux window to front aspect, radiator, eaves storage cupboards, smooth ceiling incorporating downlights, carpet flooring, door to:

**En-Suite**

Obscure double glazed window to rear aspect, corner shower cubicle, low level WC, wall mounted hand basin, complimentary tiling to walls, smooth ceiling, extractor fan.

Rear Garden

Block paved entertaining area from property, the remainder being laid to lawn with planted area to rear, gated side access.

Front Of Property

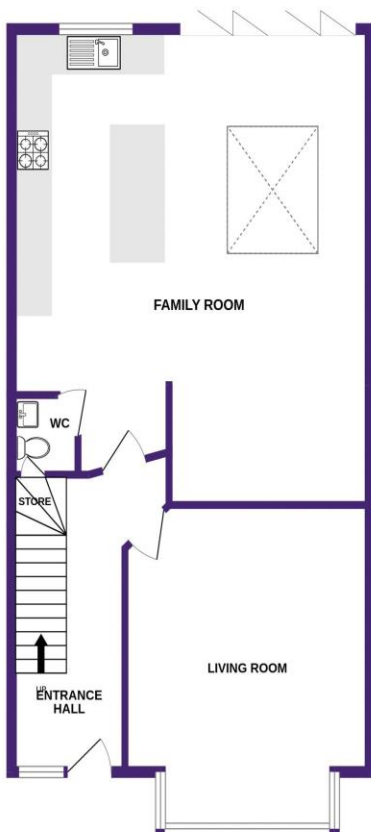
Block paved off street parking for 3 cars.



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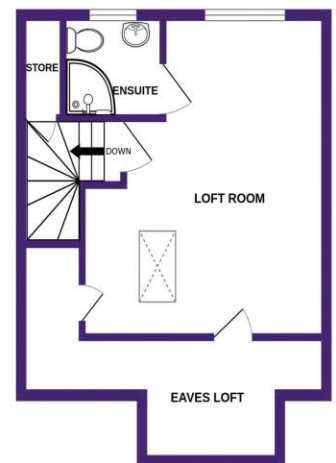
GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1707 sq.ft. (158.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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