

SCOTT &
STAPLETON

GLENDALE GARDENS
Leigh-On-Sea, SS9 2AT
£625,000





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Scott & Stapleton are excited to offer for sale this striking family home offering deceptively spacious & well planned accommodation located in a highly desirable location close to Leigh Broadway.

This super, modern property offers brilliant family living benefitting from 3 large double bedrooms, walk in wardrobe & en suite shower room to master plus modern bathrooms, spacious lounge and impressive kitchen/family room of 26'10 x 17' all of which is in excellent condition.

There is also the added attractions of off street parking and a delightful, well maintained rear garden.

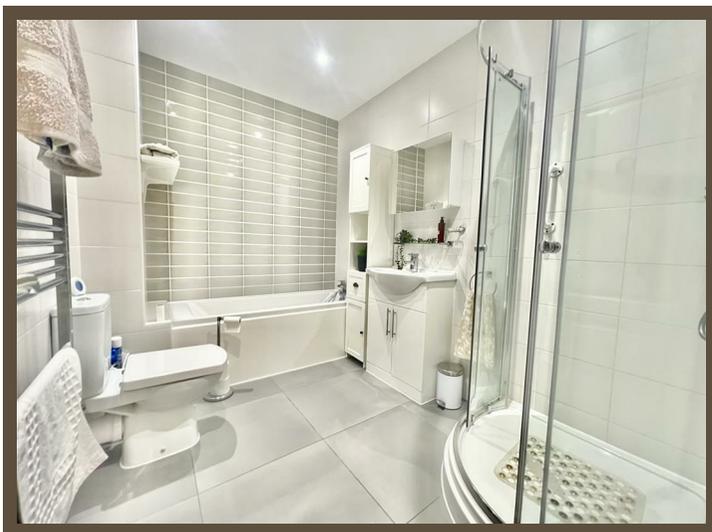
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Located within the sought after West Leigh Schools catchment area the property is within easy walking distance of all amenities including Leigh station, Broadway, seafront & Old Town.

Offered with no onward chain this is a great opportunity to purchase a high quality family home in a desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Composite style entrance door with obscure double glazed insets leading to entrance hall.

Entrance hall

3.2 x 1.4 (10'5" x 4'7")

Stairs to first floor. Amtico style flooring, radiator in cover, ceiling spotlights. Door to sitting room.

Sitting room

3.7 x 3.6 increasing to 4.2 (12'1" x 11'9" increasing to 13'9")

Large double glazed picture window to front. Feature fireplace, fitted cupboards & book cases, radiator, Amtico style flooring, ceiling spotlights. Open in to kitchen/family room.

Kitchen/family room

8.2 x 5.2 (26'10" x 17'0")

Kitchen area

4.1 x 3.6 (13'5" x 11'9")

Luxury range of high glass base & eye level units with large matching island and drawer pack. Integrated appliances including electric oven, microwave/combi oven, 5 ring gas hob, extractor fan, fridge/freezer, washing machine & dishwasher. Glass splashbacks, granite worktops with inset stainless steel one and a quarter bowl sink unit with mixer tap, tiled floor, ceiling spotlights, large understairs storage cupboard. Opening in to family/living area.

Family/living area

5.2 x 4.3 (17'0" x 14'1")

Large double glazed bi-folding doors to rear on to garden. Amtico style flooring, radiator, ceiling spotlights.

Ground floor cloakroom

1.9 x 0.9 (6'2" x 2'11")

White suite comprising of low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Tiled floor, radiator, ceiling spotlights, extractor fan.

First floor landing

Radiator, ceiling spotlights. Panelled doors to all rooms.

Bedroom 1

3.7 max x 3.3 (12'1" max x 10'9")

2 double glazed windows to front. Radiator, ceiling spotlights.

Walk in wardrobe

1.8 x 0.9 (5'10" x 2'11")

Ceiling spotlights.

En suite

1.9 x 1.8 (6'2" x 5'10")

Obscure double glazed window to front. Modern white suite comprising of large corner shower cubicle, bidet & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Bedroom 2

3.2 x 3.1 (10'5" x 10'2")

Radiator, radiator, ceiling spotlights, loft access.

Dressing area

3.8 x 1.4 (12'5" x 4'7")

Full height obscure double glazed window to rear. Ceiling spotlights.

Bedroom 3

3.5 x 3.3 (11'5" x 10'9")

2 double glazed windows to rear. Range of luxury fitted wardrobes to 1 wall, radiator, ceiling spotlights.

Family bathroom

2.9 x 2 (9'6" x 6'6")

Luxury white suite comprising of panelled bath with mixer tap & shower attachment, separate corner shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Front garden

The property is set well back from the road with a block paved driveway providing off street parking.

Rear garden

Fabulous, mediterranean style rear garden with an abundance of mature shrubs & flowers. Commencing with large patio with central pathway, raised beds and large water feature. Timber summerhouse, storage shed, greenhouse. Fully fenced, outside lighting. Pedestrian access to rear.

N.B

The vendor informs us that there are solar panels at the property.



Total floor area 121.7 sq.m. (1,310 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, foot-cases, coverings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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