



\* £675,000 - £700,000 \* Proudly positioned in the charming area of Aberdeen Gardens, Leigh-on-Sea, this semi-detached family home offers a perfect blend of space and comfort. With five well-sized bedrooms, this property is ideal for families seeking room to grow. The home boasts three bathrooms, including a family bathroom, a convenient downstairs WC, and an en-suite to the master bedroom, ensuring ample facilities for all. The layout is designed to accommodate modern living, making it easy to enjoy both quiet evenings and lively get-togethers. Outside, the property benefits from a driveway that provides parking for two vehicles, along with access to a detached garage, offering additional storage or workshop space. The garden area presents a lovely opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. Families will appreciate the excellent educational options available, as the home falls within the catchment areas for West Leigh Primary School and Belfairs Academy. Additionally, the property is conveniently located within walking distance to Leigh Broadway and London Road, where a variety of shopping facilities and local amenities can be found. This semi-detached house in Aberdeen Gardens is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community atmosphere. Do not miss the opportunity to make this delightful property your own.

- Semi-detached family home
- Five well-sized bedrooms
- Three bathrooms including a family bathroom, downstairs WC and en-suite to master
- Driveway creating parking for two vehicles and access to the detached garage
- Spacious kitchen/diner
- Welcoming entrance hallway
- Gorgeous bay-fronted lounge
- West Leigh Primary School and Belfairs Academy catchment
- Walking distance to Leigh Broadway and London Road shopping facilities
- Leigh Station close by

## Aberdeen Gardens

Leigh-on-Sea

**£675,000**

Price Guide



# Aberdeen Gardens



## Frontage

Paved driveway creating parking for one large vehicle, gates giving access to an extended driveway creating parking for one additional vehicle, access to garage, side access to the rear garden, mature shrubs for privacy, door to:

## Entrance Porch

Smooth ceiling with a pendant light, double-glazed feature stained glass windows to the side, wooden flooring, door leading to:

## Welcoming Entrance Hallway

Smooth ceiling with a feature pendant light, smoke detector, carpeted stairs rising to the first floor landing with understairs storage, radiator with a radiator cover, wooden flooring, door to:

## Bay-Fronted Lounge

15'8" into bay x 12'0"

Smooth coved ceiling with a feature pendant light, double-glazed bay window to the front, two obscured double-glazed stained glass windows to the side, dado rails, radiator with a radiator cover, feature exposed brick wall with a working log burner and a stone hearth, wooden flooring.

## Kitchen/Diner

20'4" x 11'10"

Smooth coved ceiling with a feature pendant light, wall lights, shelves, double-glazed window to the rear overlooking the garden, two obscured double-glazed stained glass windows to the side, double-glazed French doors to the rear leading out to the garden. Modern kitchen comprising of; wall and base level units with a square edge wooden worktop, range cooker with a four-ring gas hob and an integrated extractor, feature exposed brick splashback, butler sink with drainer and chrome mixer tap, integrated dishwasher, space for an American-style fridge freezer, two radiators with radiator covers, space for a six seater dining room table, wooden flooring.

## Utility Room

10'4" x 8'6"

Smooth coved ceiling with a feature pendant light, double-glazed window to the side, base-level units with roll edge wooden worktops, inset sink with chrome mixer tap, space for a washing machine, low-level WC, cupboard housing a wall-mounted boiler, tiled flooring.

## First Floor Landing

Smooth ceiling with a feature pendant light, dado rail, carpeted stairs rising to the second floor landing, carpet, doors to all rooms.

## Bedroom Two

15'10" into bay x 12'0"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, two double-glazed stained-glass windows to the side, radiator, feature exposed brick wall, wooden flooring.

## Bedroom Three

11'10" x 10'4"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wooden flooring.

## Bedroom Four

11'9" x 9'6"

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, two obscured double-glazed stained glass windows to the side, radiator, wooden flooring.

## Bedroom Five

9'8" x 7'10"

Smooth ceiling with a pendant light, double-glazed bay window to the front, dado rail, radiator, wooden flooring.

## Family Bathroom

Smooth ceiling with inset spotlights, obscured double-glazed stained glass window to the rear, obscured double-glazed window to the rear, corner shower cubicle with a drencher head, freestanding bath with hot and cold taps, low-level WC, pedestal wash basin, wall-mounted mirrored cupboard, fully tiled walls, tiled flooring.

## Second Floor Landing

Smooth ceiling with a pendant light, carpet, door to:

## Master Bedroom

13'7" x 11'

Smooth ceiling with a feature pendant light, double-glazed windows to the rear overlooking the garden, walk-in wardrobe, radiator, carpet, door to:

## En-Suite to Master

Smooth ceiling with inset spotlights, double-glazed Velux window, corner shower cubicle with a drencher head, low-level WC, pedestal wash basin, wall-mounted chrome heated towel rail, part tiled walls, tiled flooring.

## Study/Games Room

Smooth ceiling with a pendant light, double-glazed Velux window, loft access, eaves storage, wood effect laminate flooring.

## Rear Garden

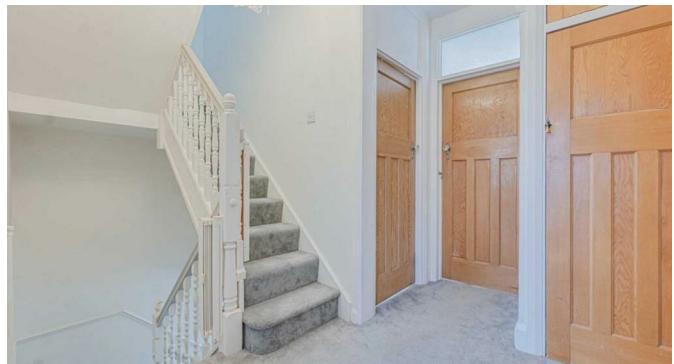
Commences a wooden decking area with the remainder laid to lawn, outdoor seating area ideal for entertaining, access to detached garage, further wooden decking area to the rear with additional outdoor seating, mature tree and shrub borders, side access back to the front driveway, outside lighting, outside tap.

## Detached Garage

Concrete floor, up and over door to the front, double glazed window to the side and rear looking out onto the garden, double-glazed door to the side leading out to the garden, base level unit with a roll edge laminate worktop, space underneath for a washing machine (plumbing for the washing machine and a sink), power, light.

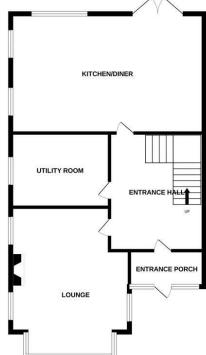
## Agents Notes:

Council tax band: D

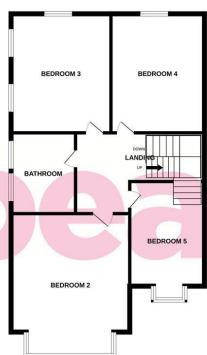


## Floor Plan

GROUND FLOOR



1ST FLOOR

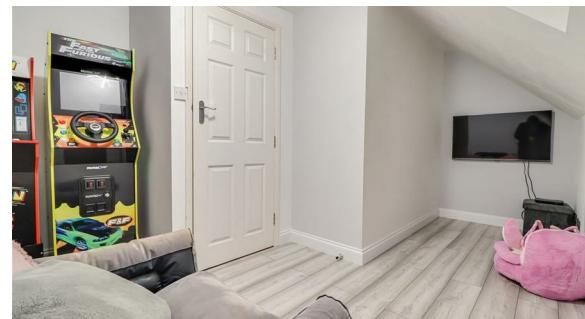


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The floorplan has not been measured and has not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrux 0.0205



## 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.

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](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

