

Park Road, Leigh-On-Sea

£550,000

home.

46 Park Road

Leigh-On-Sea
SS9 2PE

2 2 1

- Attractive Two Bedroom Semi-Detached Bungalow
- Highly Sought After Marine Estate Location
- Spacious Open Plan Lounge, Kitchen and Dining Room
- Bright Lounge with Bi-Folding Doors to the Rear Garden
- Fitted Kitchen with Integrated Appliances and Garden Access
- Generous Principal Bedroom with En-Suite Shower Room
- Second Bedroom and Separate Family Bathroom
- Low Maintenance Rear Garden with Patio, Artificial Lawn and Two Storage Sheds
- Block Paved Driveway Providing Off Street Parking for Two Vehicles
- Convenient for Leigh Broadway, Mainline Station, Seafront and West Leigh Schools

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033







Home Estate Agents are delighted to offer for sale this attractive two bedroom semi-detached bungalow, ideally situated on the highly sought after Marine Estate in Leigh. Offering well-proportioned accommodation, a spacious open plan living arrangement, two bathrooms, a low maintenance rear garden and off street parking for two vehicles, this charming home enjoys a superb location close to Leigh Broadway and the mainline railway station.

The accommodation commences with a welcoming entrance hallway, featuring wood effect flooring and an attractive stained glass window. To the front are two well-appointed bedrooms, including a generous principal bedroom with its own en-suite shower room. A separate family bathroom, complete with a bath and shower attachment, serves the remainder of the accommodation.

To the rear, the property opens into a wonderful living space, with a comfortable lounge flowing through to the kitchen and dining area. The lounge benefits from bi-folding doors opening directly onto the garden, while the kitchen/diner features further French doors, creating a bright and inviting setting with an excellent connection to the outside space.

The fitted kitchen offers a range of cabinetry, wood effect worktops and integrated appliances, including a double oven, gas hob, dishwasher and fridge/freezer.

Externally, the attractive rear garden has been designed for easy maintenance, featuring a paved patio, artificial lawn and two useful storage sheds. Side access leads to the front, where a block paved driveway provides off street parking for two vehicles.

Perfectly positioned within the desirable Marine Estate, the property is conveniently located for Leigh-on-Sea railway station, the seafront and the vibrant cafés, restaurants and independent boutiques of Leigh Broadway, with the well-regarded West Leigh schools also nearby.

An excellent opportunity to acquire a versatile single-storey home in one of Leigh-on-Sea's most desirable residential setting.

Accommodation Comprises

The property commences with a block paved driveway providing off street parking for two vehicles, side access to the rear garden. UPVC entrance door with double glazed obscure panels leading into:

Entrance Hallway

18'7 x 7'0

Mat well, wood effect laminate flooring, skirting, ceiling light, single glazed stained glass lead light window to the side aspect, storage cupboard, access to loft, radiator. Doors to:

Open Plan Lounge/Kitchen/Diner

Lounge

13'10 x 11'10

Wood effect laminate flooring, skirting, ceiling light, double glazed bi-fold door leading to the garden, two radiators. Archway through to:

Kitchen/Diner

18'8 x 7'6

Continuation of wood effect laminate flooring, skirting, ceiling light and spotlighting, double glazed window to the side aspect and double glazed French doors leading to the garden, radiator. The kitchen is fitted to include a wood effect worksurface with matching splashback, range of base and wall cabinetry, inset one and a half sink with drainer and mixer tap, integrated dishwasher, integrated double oven, integrated four ring gas hob with extractor over, integrated fridge freezer, space and plumbing for a washing machine, Valiant combi boiler.

Bedroom One

14'11 x 10'7

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the front aspect, two radiators. Door to:

En-Suite

7'6 x 2'4

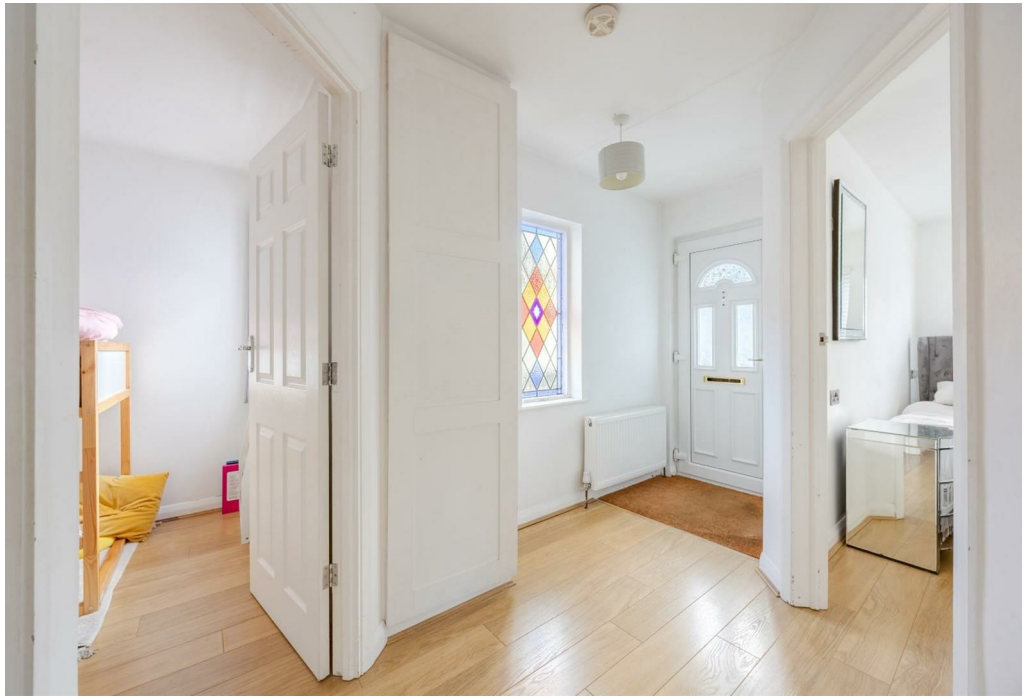
Tiled flooring, part tiled walls, spotlighting, extractor, double glazed window to the side aspect, WC, wash hand basin with mixer tap, walk-in shower cubicle, radiator.

Bedroom Two

9'8 x 8'8

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the front aspect, radiator.









Bathroom
7'6 x 5'5
Tiled flooring and walls, spotlighting, extractor, double glazed obscure window to the side aspect, wash hand basin with mixer tap and storage beneath, panelled bath with shower attachment, heated towel rail.

Externally

Front
Paved off street parking.

Rear Garden
Rear garden commences with a paved patio area and a central artificial lawn area, two storage sheds, external water tap, side access to the front of the property.

Agents Note
Tenant in situ and will be sold with vacant possession.















Total internal: 675 sq ft
External floor area: 0 sq ft
Total overall: 675 sq ft

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and dimensions are approximate and are provided for illustrative purposes only. Home Estate Agents cannot guarantee their accuracy. The floor plan is not to scale and should not be relied upon for architectural, construction or other measurement purposes.

Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Bungalow - Semi Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

£550,000

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