



\* £525,000 - £550,000 \* A fabulous three-bedroom semi-detached home that is immaculately presented throughout and offers a beautiful bay fronted lounge with log burner, an open plan kitchen diner and a sizeable rear garden. This traditionally built home has original features throughout and is situated just moments from Leigh Road and the Broadway's bustling shops, bars, and eateries. Chalkwell station is a short walk away, while the beachfront is also close by. Being within Leigh North Street Primary School and Darlinghurst Academy catchments, this home is also near to Chalkwell Park, ideal for families.

- Immaculate Three Bedroom Semi-Detached Home
- Spacious Bay Fronted Lounge with Log Burner
- Three Piece Shower Room
- Original Features Throughout
- Short Walk to Chalkwell Train Station, Chalkwell Park, and the Beachfront
- Stunning Kitchen Diner
- Ground Floor WC
- Sizeable Rear Garden
- Situated in the Heart of Leigh-on-Sea
- Leigh North Street Primary School & Darlinghurst Academy Catchment

## Marguerite Drive

Leigh-On-Sea

**£525,000**

Price Guide



# Marguerite Drive



The property comprises a welcoming hallway with access to a large lounge at the front of the house, downstairs wc and fantastic open kitchen diner. The kitchen is fitted with a range of modern wall and base level units with tiled splashbacks and granite worktops. The kitchen also offers integrated appliances including a fridge freezer, washing machine and dishwasher. The dining area has a stunning feature fireplace and stained glass French doors leading to the rear garden.

There are three great-sized bedrooms to the first floor with the master bedroom having the advantage of built in wardrobes. A three-piece shower room also leads from the landing with low level wc, vanity unit with basin and a walk-in shower. Outside there is a well-presented rear garden commencing with an attractive paved patio seating area with stepping stones leading to a further patio area, perfect for outdoor entertaining.

## **Entrance Hallway**

16'0" x 4'11"

Carpeted stairs to first floor, picture rail, ceiling rose, dado rail, understairs storage, access to downstairs WC, original wood flooring, UPVC double-glazed door to front with double-glazed window.

## **Lounge**

15'83 into bay x 11'47

Feature fireplace with marble surround and wood-burning stove, double glazed stained glass bay windows to front, coved ceiling, picture rail, ceiling rose, radiator.

## **Kitchen/Diner**

17'3 x 13'38 > 10'05

Dining area; coved ceiling, picture rail, feature fireplace, stained glass windows and french doors

to rear leading to garden, radiator, original wood flooring. Kitchen area; double glazed window to rear, wall and base level units with tiled splashbacks and granite worktops, integrated appliances including fridge freezer, washing machine and dishwasher. Space for range oven with extractor fan above. Tiled floor.

## **Downstairs WC**

5'10 x 2'34

Corner wall hung sink with tiled splashbacks, low-level wc, tiled floor.

## **Bedroom One**

15'82 x 10'89

Picture rail, double glazed stained glass windows to front, radiator, carpet.

## **Bedroom Two**

13'16 x 10'73

Double glazed window to rear, picture rail, fitted wardrobes and storage cupboard. Radiator, carpet, feature fireplace.

## **Bedroom Three**

8'47 x 5'90

Picture rail, double glazed window to front, radiator, carpet.

## **Shower Room**

6'60 x 5'80

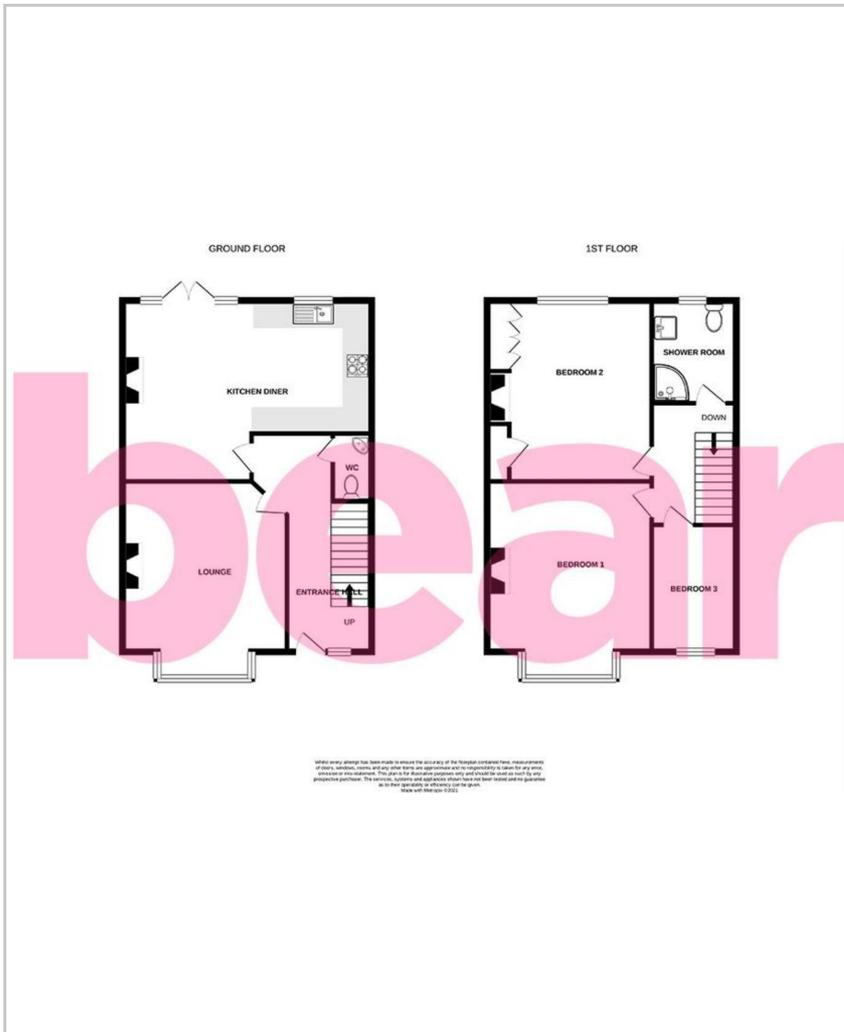
Double glazed window to rear. Fully tiled with white suite comprising double walk-in shower, vanity unit, wash basin, low level wc, and heated towel rail.

## **Rear Garden**

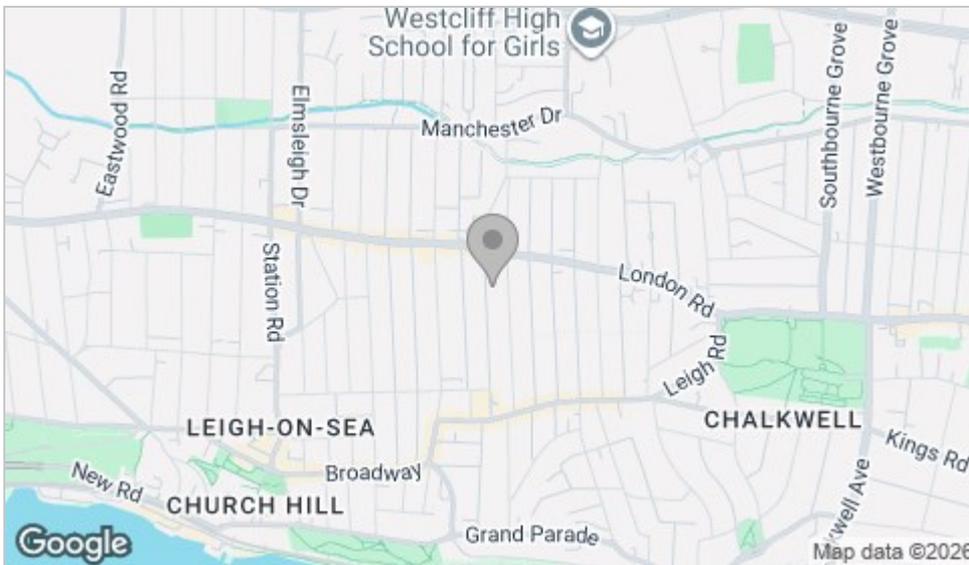
Commencing with attractive patio seating area with the rest mainly laid to lawn with further hardstanding patio to rear. Attractive shrub and flower borders.



# 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

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |