SCOTT &
STAPLETON

TATTERSALL GARDENS

Leigh-On-Sea, SS9 2QZ

£750,000





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Scott & Stapleton are delighted to offer for sale this substantial semi detached family house situated within the ever popular Marine Estate being in easy walking distance of Leigh mainline railway station.

This fabulous property would be ideal for a large family benefitting from 4 double bedrooms to the first floor with family bathroom & shower room en suite to the master bedroom plus a useful loft room ideal for a home office or play room.

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The ground floor consists of a large welcoming entrance hall, 2 well proportioned reception room, timber conservatory, fitted kitchen & ground floor cloakroom. There are also the added bonuses of a delightful rear garden with large decked patio & water feature, off street parking & an integral single garage.

Located within the sought after West Leigh Schools catchment area the property is also close to local shops with Hadleigh Country Park also on the doorstep.

A great opportunity to purchase a forever home in a highly desirable location. An early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.













Accommodation comprises
Composite style entrance door with double glazed insets leading to entrance porch.

Entrance porch
2.5 x 1.4 (8'2" x 4'7")
UPVC double glazed window to front, original stained lead light window to rear. Radiator in cover, picture rail. Lead light glazed double doors leading to entrance hall.

Entrance hall
4.9 x 2.8 (16'0" x 9'2")
Large welcoming entrance hall with stairs to first floor and understairs storage. Feature brick fireplace, radiator in cover, picture rail.

Ground floor cloakroom/utility
2.9 x 1.2 (9'6" x 3'11")
Obscure UPVC double glazed window to side. White suite comprising of low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Heated towel rail, part tiled walls, tiled floor. Large built in utility cupboard with spaces for washing machine & tumble dryer, additional cupboards & storage.

Dining room
5.8 x 3.7 (19'0" x 12'1")
UPVC double glazed lead light bay window to front with feature stained fan lights, further feature UPVC stained lead light windows to side. Brick fireplace with log burner, 2 radiators on covers, picture rail, wall lights.

Lounge
4.9 x 4.9 (16'0" x 16'0")
UPVC double glazed lead light french doors to rear in to conservatory and in bay with further stained windows to front & rear. Inglenook style brick fireplace with log burner & wood panelling, 2 radiators in covers, picture rail, wall lights.

Conservatory
6.9 x 2.3 max (22'7" x 7'6" max)
Timber double glazed windows to rear & side, part glazed french doors to rear on to garden. Tiled floor, 2 radiators, wall lights.

Kitchen
3.5 x 2.8 (11'5" x 9'2")
UPVC double glazed window to rear with half UPVC double glazed door in to conservatory. Range of white high gloss base & eye level units with matching drawer pack & larder cupboards. Spaces for range style cooker & American fridge/freezer, integrated dishwasher. Granite worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks. Original wall mounted bell push.

First floor landing
4.4 x 2.6 (14'5" x 8'6")
Feature UPVC double glazed lead light stained window to side. Stairs to second floor with understairs storage. Large airing cupboard with Megaflow system, picture rail.

Bedroom 1
4 x 3.8 (13'1" x 12'5")
Double aspect room with large UPVC double glazed window to rear & UPVC double glazed Oriel bay window to front. Vast array of fitted wardrobes & bedroom furniture, 2 radiators, picture rail.

En suite
2.2 x 0.8 (7'2" x 2'7")
Suite comprising of walk in shower cubicle & wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Bedroom 2
4.9 x 3.7 (16'0" x 12'1")
UPVC double glazed lead light window to front with feature stained fan lights & 2 further UPVC double glazed stained windows to side. Radiator, picture rail.

Bedroom 3
3.5 x 2.9 (11'5" x 9'6")
UPVC double glazed window to rear. Radiator, picture rail.

Bedroom 4
3.9 x 2.4 (12'9" x 7'10")
UPVC double glazed lead light window to front with feature stained fanlights. Fabulous views towards Hadleigh Castle. Radiator, picture rail.

Family bathroom
3.2 x 1.6 (10'5" x 5'2")
2 obscure UPVc double glazed windows to side. Luxury white suite comprising of P shaped panelled bath with mixer tap, separate shower over & glass screen, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Tiled floor, panelled walls, heated towel rail, ceiling spotlights, extractor fan.

Second floor landing
3.2 x 1.9 (10'5" x 6'2")
Velux style window to side. Eaves storage cupboards.

Office/loft
3.2 x 1.9 (10'5" x 6'2")
Velux style window to front with views towards Hadleigh Castle. Radiator.

Play room
3.9 x 2.9 (12'9" x 9'6")
Velux style windows to rear & side with super estuary views. Eaves storage cupboards & built in wardrobes, radiator.

Front garden
The property is set well back from the road with a large block paved driveway providing ample off street parking leading to the garage. Brick retaining wall to the front boundary with wooden gate. Flower & shrub beds, outside lighting.

Garage
Single integral garage with up & over door to front. Power & light.

Rear garden
Delightful, well tended garden commencing with large decked patio, an ideal space for al fresco dining or entertaining. Wooden balustrades & steps down to the remainder of the garden with lawns & mature flower & shrub beds, feature pond area with an abundance of aquatic plants plus greenhouse perfect for the green fingers. Fully fenced, outside lighting, tap & power points. Pedestrian access to front.





