



\* £550,000 - £575,000 \* Located in the charming area of Leigh-on-Sea, this modern terraced house on Dawlish Drive offers three well-proportioned bedrooms, making it perfect for families or those seeking extra space. The house features two inviting reception rooms, including a gorgeous bay-fronted lounge that fills the space with natural light, creating a warm and welcoming atmosphere. The fully fitted kitchen is designed for both functionality and style, complemented by a separate utility room that adds to the practicality of the home. The property boasts a four-piece family bathroom, ensuring ample facilities for all, along with a convenient downstairs WC for guests. Location is key, and this home is ideally situated just moments away from the vibrant Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, the picturesque Old Leigh and the beachfront are within easy reach, offering a perfect setting for leisurely strolls and seaside activities. This terraced house presents an excellent opportunity for those looking to settle in a desirable area, combining modern living with the charm of coastal life. Don't miss the chance to make this lovely property your new home.

- Modern terraced house
- Fully fitted kitchen and a separate utility room
- Four-piece family bathroom and a downstairs WC
- Delightful rear garden perfect for entertaining
- Leigh North Street Primary school catchment
- Three well-sized bedrooms
- Gorgeous bay-fronted lounge
- Potential to add parking and extend into the roof S.T.P
- Moments from Leigh Broadway, Old Leigh and the Beachfront
- Walking distance to Leigh Station for London commuters

## Dawlish Drive

Leigh-On-Sea

**£550,000**

Price Guide



# Dawlish Drive



## Frontage

Attractive flower bed borders, overhanging front porch, door to:

## Entrance Hallway

Entrance door to the front, smooth ceiling with a pendant light, decorative wall panelling, carpeted stairs rising to the first floor landing with understairs storage, two column radiator, Herringbone style Karndean flooring, door to:

## Bay-Fronted Lounge

Smooth coved ceiling with a pendant light, double-glazed bay window to the front with fitted shutter blinds, feature fireplace with a real working fire, radiator, Herringbone style Karndean flooring.

## Kitchen-Diner

Smooth ceiling with inset spotlights, double-glazed sliding doors to the rear leading out to the garden, double-glazed skylight window, air conditioning unit. Modern cream kitchen comprising of; wall and base level units with a wooden worktop, inset ceramic sink and drainer with a chrome mixer tap, inset oven and grill, four-ring electric hob with an extractor fan over, integrated freezer, integrated dishwasher, space for a dining table, space for an overspill American style fridge freezer, fireplace, two column radiator, Herringbone style Karndean flooring, door to:

## Utility Room

Smooth ceiling with a pendant light, free-standing fridge freezer, space for a dishwasher, space for a washing machine, wooden worktop, Herringbone style Karndean flooring, door to:

## Downstairs WC

Smooth ceiling with a pendant light, obscured double-glazed window to the rear, low-level WC, wall-mounted vanity unit wash basin, wall mounted chromr heated towel rail, part tiled walls, Herringbone style Karndean flooring.

## First Floor Landing

Smooth ceiling with a pendant light, loft access, two column radiator, carpet, doors to all rooms.

## Bedroom One

Smooth coved ceiling with two pendant lights, double-glazed bay window to the front with fitted shutter blinds, air conditioning unit, two inset floor-to-ceiling wardrobes, radiator, wood-effect laminate flooring.

## Bedroom Two

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden with fitted shutter blinds, air conditioning unit, floor-to-ceiling wardrobes, two column radiator, carpet.

## Bedroom Three

Smooth ceiling with a pendant light, double-glazed bay window to the front with fitted shutter blinds, two-column radiator, carpet.

## Four-Piece Bathroom

Smooth ceiling with a pendant light, obscured double-glazed window to the rear, panelled bath with chrome taps, inset shelf, shower cubicle with a rainfall head, inset shelf, low-level WC, wall-mounted vanity unit wash basin, wall-mounted matt black heated towel rail, fully tiled walls, patterned lino flooring.

## Rear Garden

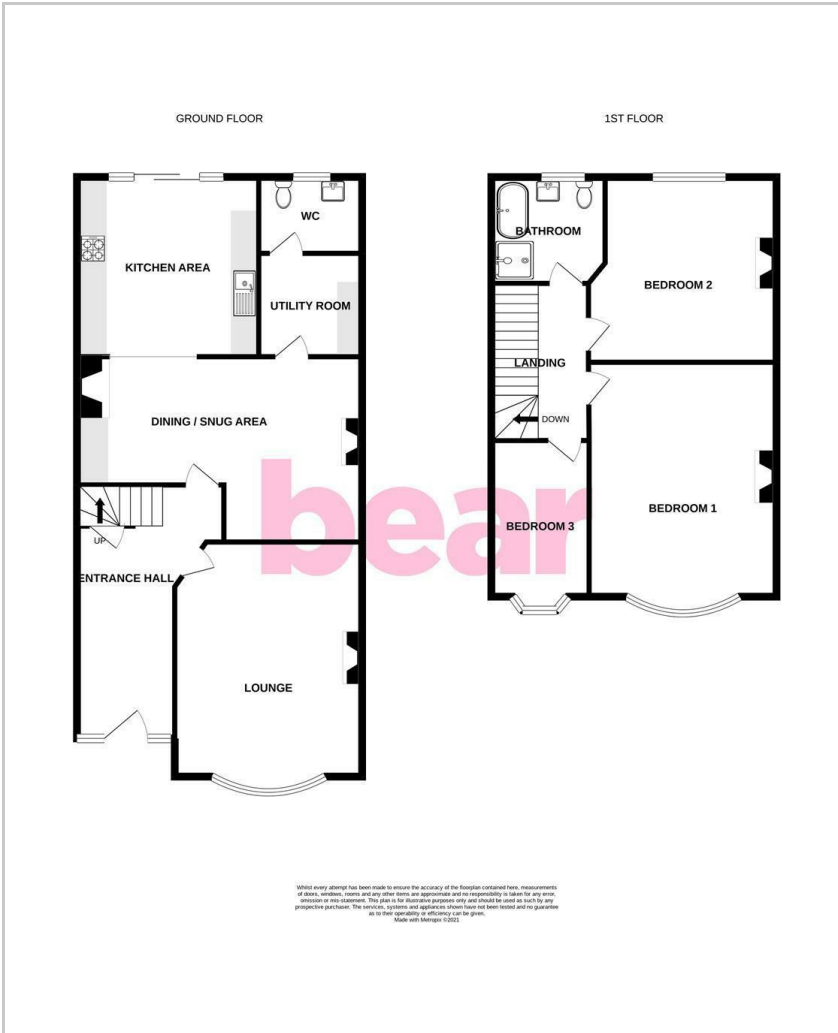
Commences a raised decked area with the remainder laid to lawn, storage shed, space for outside seating, outside lighting, outside tap.

## Agents Notes:

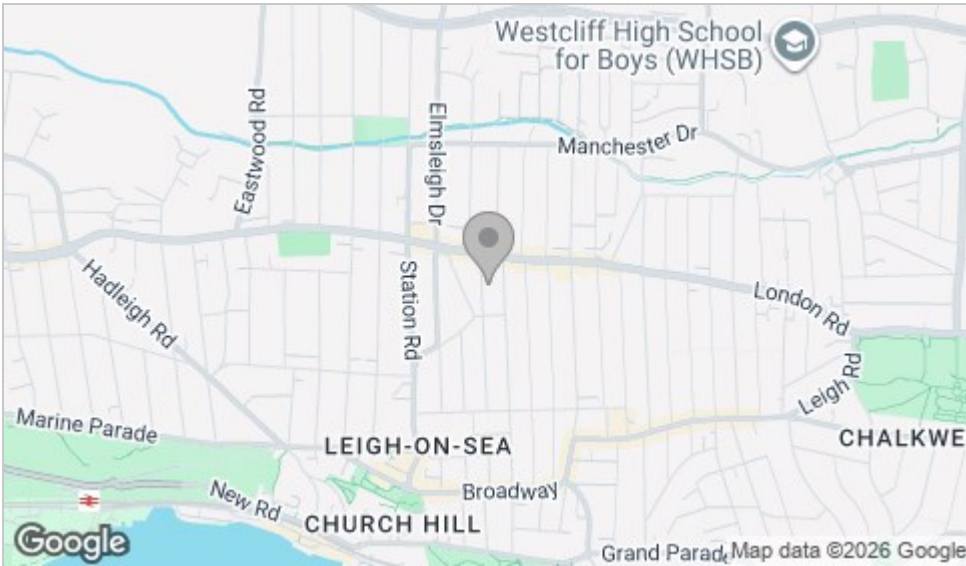
Council tax band: C



# 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

