



## Glendale Gardens, Leigh-On-Sea

£625,000

home.

# 31 Glendale Gardens

Leigh-On-Sea

SS9 2AT



- Spacious Three Bedroom Terraced House
- Heart Of Leigh-on-Sea
- Sunny South Facing Lounge
- Fabulous Open Plan Kitchen/Breakfast & Family Space
- Master Bedroom With En Suite Shower Room & Walk-in-Closet
- Beautifully Maintained Rear Garden & Off Street Parking To the Front
- Perfectly Positioned For Leigh Broadway
- Short Stroll Of The Old Town, Beach & Railway Station

## 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 Of Leigh are super excited to offer this surprisingly spacious three bedroom terraced house which is located in the heart of Leigh on Sea and therefore being within a short walk of the Broadway and mainline railway station and is being offered with no onward chain.

The accommodation comprises; entrance hall, ground floor cloakroom, a sunny south facing lounge plus a fabulous open plan kitchen/breakfast and family space with bi folding doors opening out to a wonderful rear garden.

To the first floor there are three great size double bedrooms, the master boasting an en suite shower room and walk-in closet plus a principle family bathroom.

Externally the rear garden has been beautifully maintained whilst to the front there is off street parking for one vehicle.

Located on Glendale Gardens in the heart of Leigh on Sea, this cool and contemporary family house is perfectly positioned to take full advantage of the bustling Broadway with its array of shops, bars, restaurants and boutiques as well as being within a short stroll of the Old Town, beach and railway station.

## Accommodation Comprises

The property is approached via part double glazed entrance door leading to:

### Entrance Hall

9'10 x 4'10

Stairs leading to the first floor accommodation, wood effect flooring, smooth plastered ceiling with inset spotlighting, radiator. Door to:

### Lounge

14'1 x 12'8

Double glazed window to front aspect, continuation of wood flooring throughout, wall mounted electric coal effect fire with surround, smooth plastered ceiling with inset spotlighting, radiator. Open archway through to:

### Open Plan Kitchen/Dining & Living Space

26'8 x 13'5

A wonderful open plan living space with two clearly defined areas as follows:

### Kitchen Breakfast Area

13'5 x 12'5

Modern fitted kitchen comprising; one and a quarter bowl stainless steel sink unit

with mixer tap inset into a range of granite effect worksurfaces to a central island with cupboards and drawers beneath, matching worksurface to opposing wall with an abundance of cupboards and drawers beneath, built-in Siemens oven and microwave, five ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated Siemens fridge and separate freezer, integrated Siemens dishwasher, AEG washing machine, ceramic tiled flooring, smooth plastered ceiling with inset spotlighting, understairs storage cupboard. Open plan to:

### Sitting Area

17'2 x 12'11

Double glazed bi-folding doors to rear giving access to the garden, wood flooring throughout, smooth plastered ceiling with inset spotlighting, radiator.

### Ground Floor Cloakroom

6'3 x 2'11

Modern two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling, radiator.

### First Floor Landing

15'1 x 7'2

A great size landing which is carpeted, smooth plastered ceiling, lighting, radiator. Doors to:

### Bedroom One

12'4 x 11'1

Two double glazed windows to the front aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator. Doors to both walk-in closet and en-suite shower room.

### Walk-In Closet

5'9 x 2'1

Carpeted, smooth plastered ceiling with inset spotlighting.

### En-Suite Shower Room

6'2 x 5'9

Double glazed obscure window to front aspect. Modern three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, bidet, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Bedroom Two

21'9 x 10'7 < 4'10 in dressing area

Smooth plastered ceiling with inset spotlighting, radiator. Archway through to:





### Dressing Area

11'6 x 4'10

Double glazed obscure window to rear aspect, smooth plastered ceiling with inset spotlighting,

### Bedroom Three

11'6 x 11'5

Two double glazed windows to rear aspect, carpeted, range of fitted wardrobe to the expanse of one wall, smooth plastered ceiling with inset spotlighting, radiator.

### Family Bathroom

9'7 x 6'9

Modern three piece suite comprising; panelled bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

#### Rear Garden

The property benefits from a beautiful and well maintained rear garden which commences with an attractive paved patio area to the immediate rear. The remainder of the garden is part paved with a small artificial lawn area and enclosed by screen panelled fencing, garden room to the extreme rear with power and lighting connected and rear pedestrian gate, outside lighting and water tap.

#### Front Garden

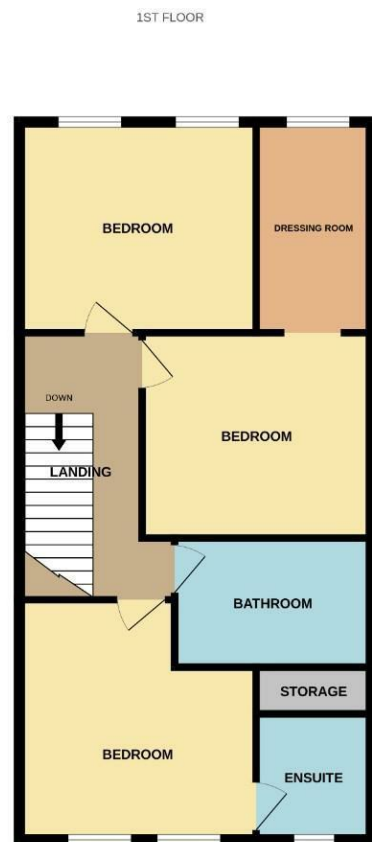
The front of the property is paved providing off street parking for one vehicle.











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## Property Details

3 Bedrooms  
 2 Bathrooms  
 2 Reception Rooms  
 House - Terraced

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

£625,000

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