



* £400,000- £425,000 * HOME OFFICE/PLAY ROOM * SEPARATE UTILITY AND WC * TWO BATHROOMS * Located on Hurst Way in Leigh-on-Sea, this extended semi-detached home offers generous and versatile accommodation, making it an excellent choice for growing families. The property opens into a comfortable reception room, which leads through to a spacious kitchen and family room. This impressive open-plan area provides the ideal setting for everyday living, dining and entertaining, with plenty of space for the whole family to enjoy. Upstairs, there are three well-proportioned bedrooms, complemented by two modern bathrooms, including a beautifully presented three-piece family bathroom. A particular feature of the property is the generously sized south-facing rear garden, offering an excellent outdoor space for children, entertaining and relaxing during the warmer months. The home also benefits from a private driveway providing off-street parking for two to three vehicles. Ideally situated close to a range of local amenities, schools and transport connections, this spacious and well-appointed home offers comfortable family living in a popular Leigh-on-Sea location.

- Extended semi-detached family house
- Own driveway with parking for two to three vehicles
- Additional study/playroom
- Bedroom two boasting an en-suite shower room
- Generously sized south facing rear garden
- Three good-sized bedrooms
- Impressive kitchen family room
- Utility room/downstairs WC
- Stunning three-piece family bathroom
- Easy access to A127 and A13

Hurst Way

Leigh-on-Sea

£400,000

Price Guide



Hurst Way



Frontage

Blocked paved driveway creating parking for two to three vehicles, electric car charging point, side access to the rear garden, access to:

Entrance Hallway

13'1" x 5'10"

Composite entrance door to the front, smooth ceiling with a pendant light, carpeted stairs to the first floor with understairs storage, radiator, laminate flooring, door to:

Office/Playroom

10'1" > 4'10" x 9'5" > 4'8"

Smooth ceiling with inset spotlights, double glazed windows to the front, radiator, laminate flooring, door to:

Utility Room/Downstairs WC

5'2" x 4'4"

Smooth ceiling with an inset spotlight, extractor fan, obscured double glazed window to the side, low-level WC, traditional style wash basin, chrome heated towel rail, part tiled walls, patterned tiled flooring.

Open Plan Kitchen Family Room

22'3" x 21'11" (with dividing wall)

Lounge Area: 3.835m x 3.712m

Smooth ceiling with a pendant light, two vertical radiators, laminate flooring, feature arched shelf, open to:

Dining Area: 3.396m x 2.531m

Smooth ceiling with a pendant light, vertical radiator, double glazed patio doors to the rear leading out to the garden, laminate flooring, open plan to:

Kitchen Area: 5.791m x 3.113m

Smooth ceilings with inset spotlights, double glazed French doors to the rear leading out to the garden, double glazed window to the side. Modern shaker style kitchen comprising of; wall and base level units with a quartz worktop, metro tiled splash backs, inset butler sink with a chrome mixer tap, integrated dishwasher, space for an American style fridge freezer, breakfast bar overhead, pan drawers, space for a range cooker with an extractor fan above, bar area with a wooden worktop, space for a large wine fridge, laminate flooring.

First Floor Landing

Smooth ceiling with a pendant light, loft hatch with a loft ladder, double glazed window to the front overlooking the driveway, carpet.

Bedroom One

10'6" x 9'10"

Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, radiator, carpet.

Bedroom Two

11'9" > 7'5" x 10'6" plus doorway recess

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, vertical radiator, carpet, door to:

En-Suite Shower Room

6'4" x 5'0"

Smooth ceiling with inset spotlights and an extractor fan, double walk-in shower, low-level WC, corner pedestal wash basin, wall hung chrome heated towel rail, part tiled walls, patterned tiled flooring.

Bedroom Three

8'4" x 8'3"

Smooth ceiling with a pendant light, double glazed windows to the front, radiator, carpet.

Family Bathroom

8'0" x 5'5"

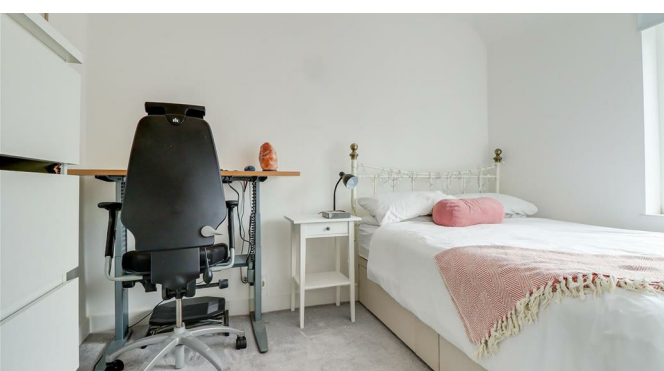
Smooth ceiling with inset spotlights, extractor fan, p-shaped bath, low-level WC, wall hung vanity unit wash basin, chrome heated towel rail, part tiled walls, patterned tiled flooring.

South Facing Rear Garden

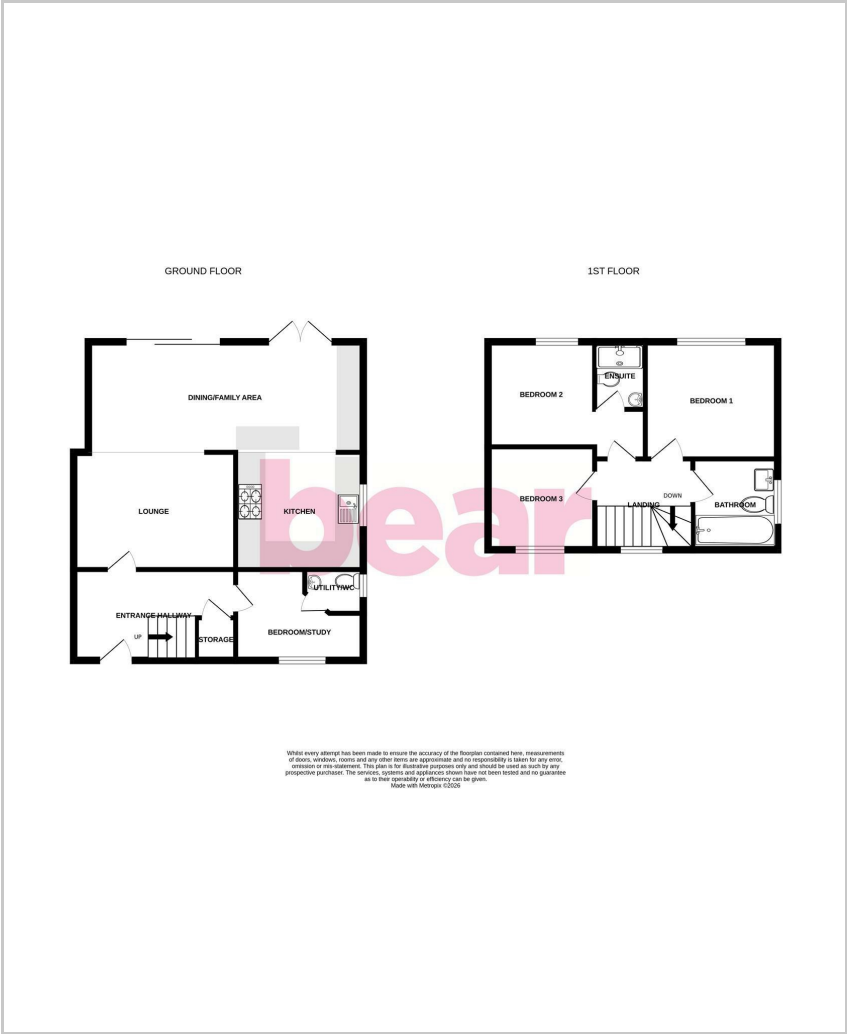
Commences with a patio area with steps up to the remainder which is laid to lawn, garden shed, greenhouse, side access to the front driveway, outside light, outside tap.

Agents Notes:

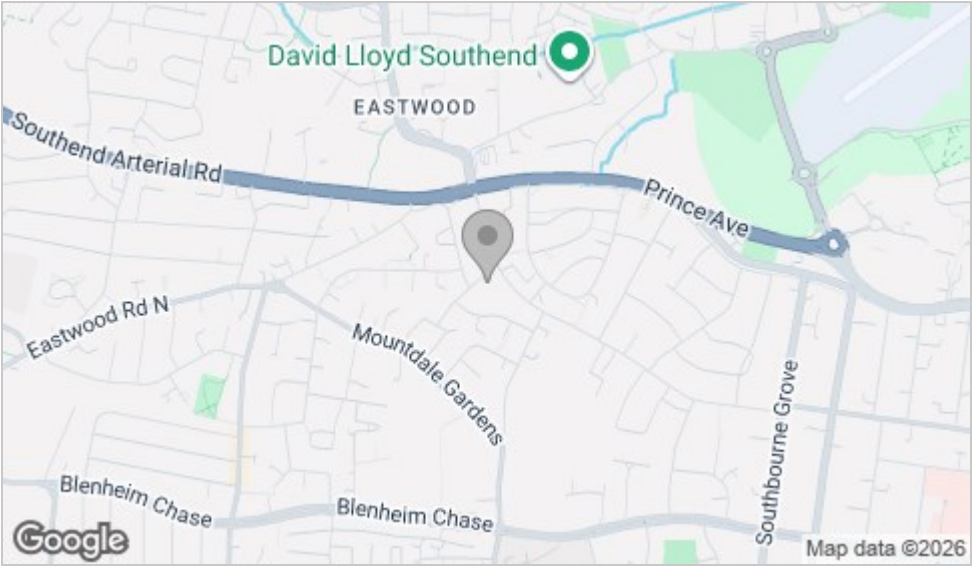
Council tax band: B



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

