



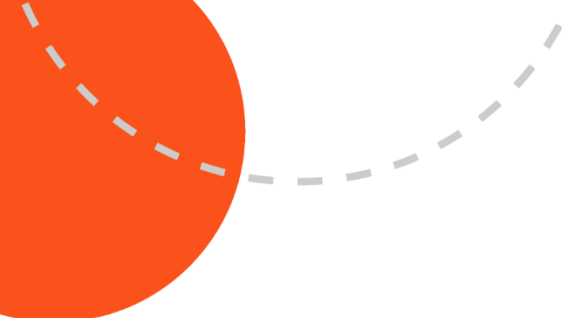
Sandleigh Road, Leigh-on-sea, Essex, SS9 1JT  
3 bedroom detached house / £450,000 / t. 01702 555888

**amos**









Offered with no onward chain in the highly regarded 'Sandleigh Road' directly off of Leigh Road is this good size **three bedroom** detached family home. Needing some general modernisation, accommodation includes large lounge with bay window, kitchen/diner and utility room together with good size bedrooms and a three piece bathroom suite. Outside there is a west facing rear garden measuring approximately 70ft in depth along with off street parking to front. There is excellent scope for extension to the rear and loft (subject to the necessary consent) if so desired.

Situated a short stroll from Leigh Road and Leigh Broadway shopping facilities with an array of café's, restaurants and bars whilst also being within walking distance of Chalkwell mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Chalkwell Hall Primary and Belfair's Academy school catchments. Call now to book your viewing!

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## Highlights

- \ Good Size Three Bedroom Detached Family Home
- \ No Onward Chain
- \ Large Lounge With Bay Window
- \ Kitchen/Diner
- \ Utility Room
- \ Three Piece Bathroom Suite
- \ West Facing Rear Garden Measuring Approx. 70ft
- \ Off Street Parking
- \ Gas Central Heating
- \ Sought After Turning Directly Off Of Leigh Road
- \ Walking Distance To Chalkwell Mainline Station
- \ Chalkwell Hall Primary & Belfair's Academy School Catchments
- \ Needing General Modernisation
- \ Scope To Extend (subject to the necessary consent)
- \ Viewings Advised
- \ EPC Rating - E



Double glazed entrance door to entrance hall.

**Entrance Hall 16'5 x 6'3 \**

Fitted carpet, radiator, meter cupboard, carpeted stairs with timber balustrade leading to first floor accommodation, thermostat control, doors to accommodation off.

**Lounge 15' Into Bay x 11'11 \**

Double glazed square bay window to front, fitted carpet, TV point, power points, radiator, feature fireplace housing gas fire.

**Kitchen Diner 12'2 x 12' \**

Double bowl stainless steel sink and drainer unit, inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and chimney style extractor over, space and plumbing for a washing machine, space for a tall fridge freezer, tiled splashbacks, power points, radiator, tiled effect vinyl flooring, cupboard housing emersion tank and shelving, further cupboard housing gas central heating boiler.

**Utility Room 8'4 x 5'11 \**

Sink and drainer unit with worktop adjacent, ample storage units, tiled effect flooring, half tiled walls, double glazed door leading to rear garden, power points, tiled effect vinyl flooring.

**Landing 10'1 x 6'2 \**

Fitted carpet, doors to accommodation off.

**Bedroom One 15'1 Into Bay x 12' \**

Double glazed square bay window to front, radiator, fitted carpet, power points, TV point.

**Bedroom Two 12'2 x 12' \**

Double glazed window to rear, fitted carpet, radiator, power points, storage cupboard with shelving.

**Bedroom Three 7'8 x 6'2 \**

Double glazed window to front, fitted carpet, radiator, power points.



### **Bathroom 6'3 x 5'11 \**

Three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush WC, partly tiled walls, UPVC double glazed window to rear, radiator, loft access hatch, extractor.

### **Rear Garden \**

The property benefits from a good size west facing rear garden measuring approximately 70ft in depth, commencing with block paved patio with storage units adjacent, remainder laid to established lawn with screen panel fencing to borders, timber gate to side leading to shared access way, outside tap.

### **Front Garden \**

Block paved driveway providing off street parking.



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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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