



Treelawn Gardens, Leigh-on-sea, SS9

£700,000

kw CHARLOTTE
HADFIELD

Key Features

- NO ONWARD CHAIN
- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- CINEMA ROOM – PERFECT FOR MOVIE NIGHTS & GAMING
- DRIVEWAY PARKING FOR TWO LARGE VEHICLES
- STUDY AND SEPARATE UTILITY ROOM
- SOUTH-FACING PRIVATE REAR GARDEN
- SECURE GATED REAR ACCESS WITH ADDITIONAL PARKING
- APPROX. 1.5 MILES TO CHALKWELL & BELLE WHARF BEACH
- CHALKWELL STATION 1.4 MILES | LEIGH-ON-SEA 1.6 MILES | LONDON IN 40 MINS
- WITHIN CATCHMENT FOR OUTSTANDING LOCAL, PRIVATE AND GRAMMAR SCHOOLS



*Detached Family Home | Cinema Room | South-Facing Garden |
No Onward Chain | Moments from Leigh Broadway & the Coast*





Detached family homes in Leigh-on-Sea offering this level of space, flexibility and lifestyle are becoming increasingly difficult to find. Moments from the coast, excellent schools and London rail connections, this is a home designed around the way modern families actually live.

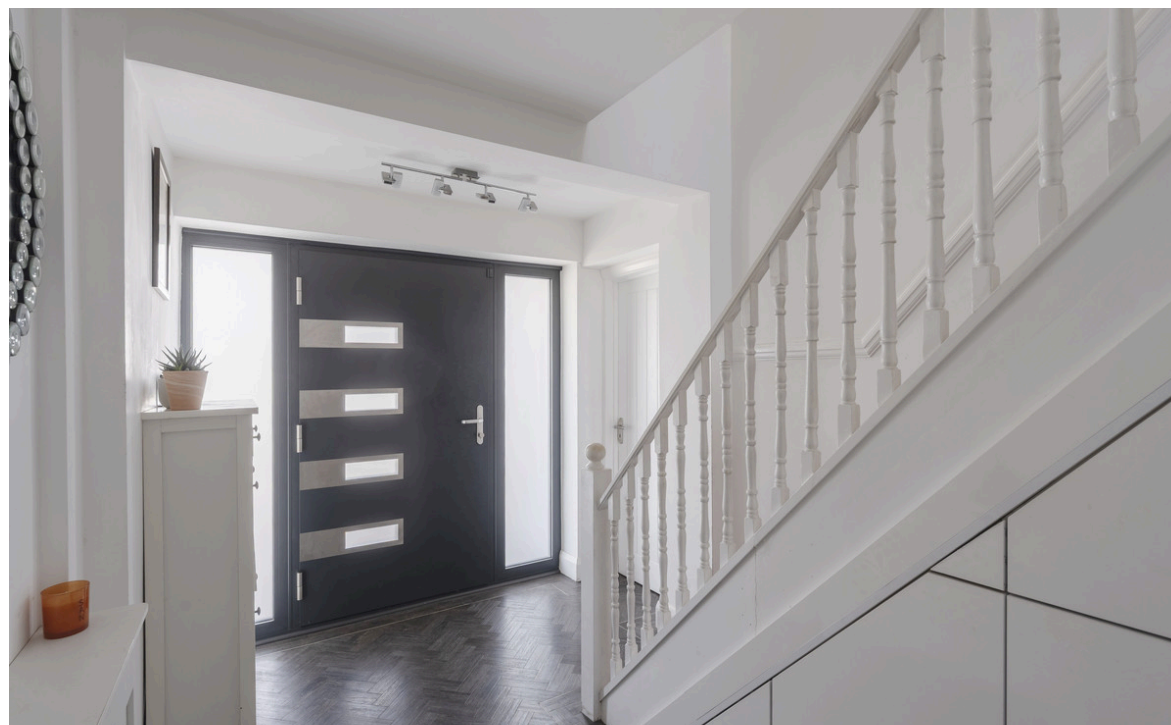
What the owners love:

What first attracted us to this house was the balance it offered.

Leigh-on-Sea is famous for its coastline, cafés, independent shops and sense of community, but finding a home that also provides genuine family space isn't always easy. This house gave us both. We've loved being near to Leigh, spending time along the seafront, explore Belfairs Woods and still return home to a property that feels calm, private and practical for everyday life.

The south-facing garden has become an extension of the house during the warmer months. Family barbecues, children playing outside and evenings spent on the decking have created some of our favourite memories here.

Inside, the cinema room has probably surprised us most. What started as a luxury quickly became one of the most-used rooms in the house, whether for family film nights, sporting events or simply escaping with a box set after a busy week.



19 Treelawn Gardens, Leigh-on-Sea, SS9 4AH

Approximate Gross Internal Area = 1618 sq ft / 150.3 sq m

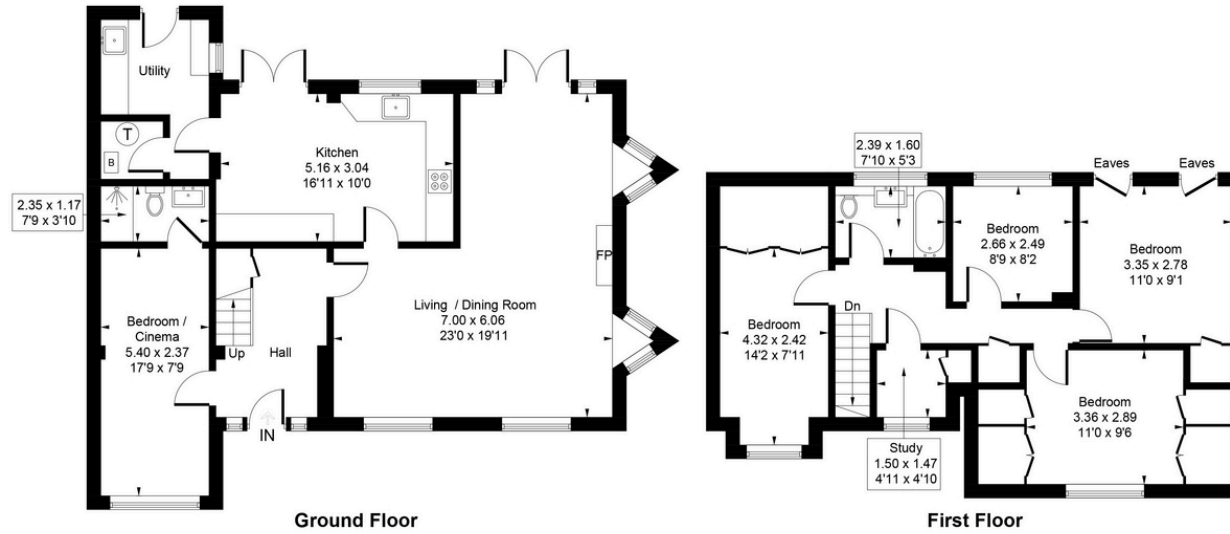


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	86

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		74

Tenure Type: Freehold
Council Tax Band:
Council Authority: