



Western Road, Leigh
£3,500 PCM

home.

41 Western Road

Leigh-On-sea

SS9 2PR



- Detached Family Residence
- Marine Estate
- Three/Four Bedrooms
- Fabulous Open Plan Kitchen/Diner & Large Living Room
- Three Bathrooms
- Master Bedroom With Large Dressing Room & Walk-In-Wardrobe
- West Facing Rear Garden & Off Street Parking

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 Estate Agents are privileged with instruction to offer to let this fabulous three/four bedroom detached residence located in the heart of the sought after 'Marine Estate' in Leigh-on-Sea. This recently extended and modernised family home boasts contemporary design throughout incorporating a spacious kitchen/diner, large living room, three bathrooms and cleverly-hidden utility room. This impressive house also provides ample parking, garage and wrap-around west facing garden.

The accommodation comprises; entrance lobby with large storage cupboard, fabulous open-plan kitchen/diner, sizeable living room, utility, cloakroom and study / bedroom to the

ground floor. To the first floor, this immaculately presented home contains a gallery landing, family bathroom and three double bedrooms with en suites to bedrooms one and two. The master bedroom also boasts a large dressing room and walk-in-wardrobe (designed and configured by the current owner).

Externally, this wonderful residence boasts paved off street parking to front with space for several cars and also features a detached double garage - accessed via gates to the side of the house. Positioned on a bold corner plot, the property is complemented by a well maintained wrap-around west facing garden. The property is served by gas central heating and offers double glazing throughout.



Situated on Western Road, within the heart of the desirable 'Marine Estate' in Leigh-on-Sea, this superb detached residence is within close proximity to all local amenities which includes the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Boasting approximately 1,736 sq ft of accommodation and a contemporary finish, we strongly advise internal viewings to avoid missing out.

Front Garden

Paved driveway with ample off street parking for several vehicles, side access via gates to garage and garden.

Entrance

Solid entrance door into: Entrance Lobby Down light, ceiling light, alarm, floor to ceiling storage cupboard and wooden flooring.

Entrance Lobby

Down light, ceiling light, alarm, floor to ceiling storage cupboard and wooden flooring.

Open Plan Kitchen Diner

24'0 max x 16'2 into bay

Two Velux windows to front and rear, double glazed bay window to front, door to rear, down light, inset ceiling

speakers, stairs rising to first floor with under stairs storage cupboards, base, drawer and cupboard units with granite worksurfaces and matching eye level wall cabinets, integrated NEFF triple oven, NEFF hob with extractor over, NEFF dishwasher, integrated coffee machine and fridge, one and a half bowl sink with mixer tap, hot water tap and drainer, two radiators and wooden flooring. Hidden door with shelving leading to:

Utility Room

Extractor, worksurfaces with space for washing machine, freezer and laminate flooring. Door leading to:

Cloakroom

Double glazed opaque window to side, down light, WC, wash hand basin with mixer tap and vanity unit, extractor, heated towel rail and laminate flooring

Study/Bedroom Four

15'6 x 12'0

Double glazed window to rear, double glazed stable door leading to garden, ceiling light, feature fireplace, radiator, built in storage and wooden flooring.

Living Room

23'10 x 13'9 max x 12'9 min

Double glazed windows to front and side plus double glazed bi folding doors leading to the garden, two ceiling lights, two radiators and wooden flooring.

First Floor Landing

arge galleried landing with double glazed window to front, feature ceiling light, loft access, down lights, two radiators, storage bench, large storage cupboard housing hot water tank, fitted carpet. Doors into:





Master Bedroom

13'6 into bay x 12'9

Double glazed bay window to front, ceiling light, wall lights, radiator and fitted carpet. Door into:

Dressing Room

12'3 x 8'8

Double glazed window to side, ceiling light, fitted wardrobe space, radiator and fitted carpet. Hidden door with shelving leading to:

Walk In Wardrobe

Down lights, fitted shelving and fitted carpet. Door to:

En-Suite Double glazed window to rear, extractor, down lights, walk in shower, wash hand basin with mixer tap and vanity unit, heated towel rail, WC, tiled walls and flooring.

Bedroom Two

12'0 x 11'4 max

Double glazed window to side, ceiling light, fitted wardrobes, radiator and fitted carpet. Door to:

En-Suite

Down lights, extractor, corner shower, WC, wash hand basin with mixer tap, vanity unit and wall mounted mirrored cabinet, heated towel rail, tiled walls and flooring.

Bedroom Three

12'3 x 11'3

Double glazed window to front, ceiling light, wall lights, radiator and fitted carpet.

Bathroom

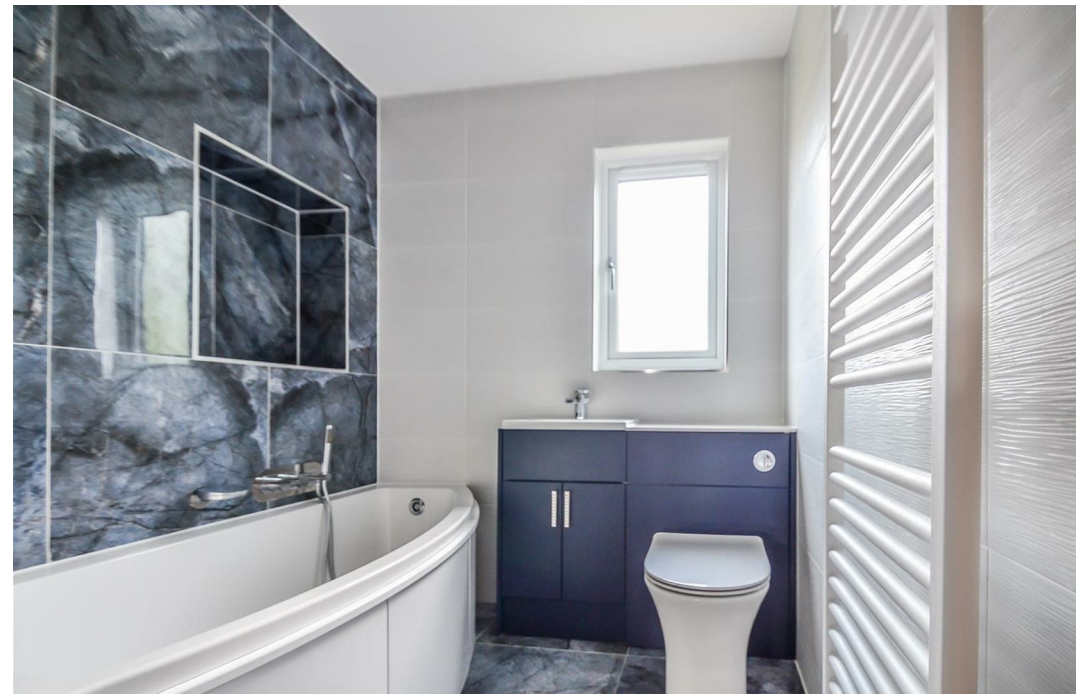
Double glazed opaque window to rear, down lights, extractor, heated towel rail, WC, wash hand basin with mixer tap and vanity unit, bath with mixer tap and shower attachment, tiled walls and flooring.

Rear Garden

West facing rear garden with paved patio and woodchip, lawn and shrubs.

Agency Notes

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.





Property Details

3 Bedrooms
4 Bathrooms
1 Reception Rooms
House - Detached

Approx. sq ft
EPC band: E
Tenure:
Council Tax Band: E

£3,500 PCM

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TOTAL FLOOR AREA : 1736 sq.ft. approx.
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home.



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