



Paddock Close, Leigh-On-Sea

£450,000

home.

19 Paddock Close

Leigh-On-Sea

SS9 5QP



- Charming Four Bedroom Family Home
- Spacious Lounge
- Modern Fitted Kitchen & Separate Dining Room
- Ground Floor Shower Room
- Beautifully Maintained Rear Garden
- Detached Garage & Off Street Parking
- Easy Access To Local Supermarket, Excellent Transport Links & Short Distance to A127

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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Home Of Leigh are very excited to offer for sale this charming four bedroom family home which has been occupied by the current owners since it was first built back in 1978 and which has been lovingly looked after and maintained through the last 48 years.

The accommodation comprises; entrance hall, ground floor shower room, a spacious lounge with stairs leading to the first floor accommodation, a modern fitted kitchen and separate dining room, both of which overlook the rear garden and subject to planning, could be knocked through to create a wonderful open plan family space.

To the first floor there are well appointed bedrooms all of which are complemented by a four piece bathroom suite.

Externally there is a beautifully maintained rear garden with access to a detached garage, whilst to the front there is an independent driveway allowing off street parking for several vehicles.

Located within a quiet cul de sac, this family home enjoys easy access to local amenities, including a nearby supermarket, making daily errands a breeze. Excellent transport links are also at your fingertips, with convenient bus routes and the A127 just a short distance away. For those who travel frequently, Southend Airport is within easy reach, adding to the appeal of this delightful home.

Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall

10'2 max x 9'1 max

Carpeted, coved ceiling, built-in storage cupboard, radiator. Doors to:

Ground Floor Shower Room

6'3 x 5'1

Double glazed obscure window to side aspect. Modern three piece suite comprising; fully tiled corner shower cubicle, low level WC, corner wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Lounge

19'11 x 17'1 < 10'10

A great size main reception room with two double glazed windows to front aspect, carpeted, coved ceiling, two radiators, stairs leading to the first floor accommodation.

Kitchen

11'4 x 8'4

Double glazed window to rear aspect with adjacent double glazed door to garden. The kitchen is fitted to include a single stainless steel single drainer sink unit with mixer tap inset into range of rolled edge worksurfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units with concealed lighting beneath, concealed boiler (n/t), built-in oven and grill with matching four ring electric hob with extractor hood above, appliance space and plumbing for washing machine and separate dryer, further recess and plumbing for dishwasher and fridge freezer, tiled flooring, coved ceiling.

Dining Room

11'7 x 10'1 < 8'1

Patio doors to rear aspect, carpeted, coved ceiling, radiator.

First Floor Landing

10'5 x 2'9

Carpeted, coved ceiling with access to loft space, built-in airing cupboard housing hot water tank and shelving. Doors to:

Bedroom One

13'7 x 9'10

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

Bedroom Two

11'7 x 10'1

Double glazed window to rear aspect, carpeted, coved ceiling, built-in single wardrobe/cupboard, radiator.

Bedroom Three

9'9 x 9'3

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

Bedroom Four

9'9 x 8'1

Double glazed window to rear aspect, carpeted, coved ceiling, built-in wardrobe/cupboard with hanging space and shelving above, radiator.





Family Bathroom

7'8 x 6'6

Double glazed obscure window to side aspect. Modern four piece suite comprising; panelled corner bath with mixer tap, low level WC, fully tiled corner shower cubicle, wash hand basin with mixer tap and vanity cupboards beneath, smooth plastered ceiling, tiled flooring, heated towel rail.

Externally

Front Garden

The front of the property is mainly laid to lawn with flower borders and an independent driveway allowing off street parking for several vehicles, giving access to:

Detached Garage

17'10 x 7'10

Double glazed window to rear aspect, power and light connected, up and over door, personal door to garden.

Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being neatly laid to lawn and enclosed by screen panelled fencing with an array of established flower and shrub borders, garden shed (to remain), outside water tap, side access to the front of the property.





Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Detached

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

£450,000



GROUND FLOOR
672 sq. ft. approx.

1ST FLOOR
542 sq. ft. approx.

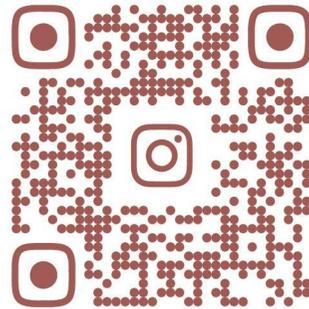
TOTAL FLOOR AREA : 1214 sq. ft. approx.
Made with Metropix 02026

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