



* £550,000 - £575,000 * Situated on the sought-after Elmsleigh Drive in Leigh-on-Sea, this modern semi-detached home offers generous accommodation perfectly suited to family living. The property features three spacious double bedrooms, including a principal bedroom with its own en-suite. A well-appointed family bathroom and a convenient ground-floor WC provide added practicality for a busy household. At the heart of the home is an impressive kitchen/family room, creating a stylish and sociable setting for everyday life and entertaining. A separate utility room offers valuable additional storage and keeps household tasks neatly tucked away. Outside, the property benefits from a private driveway providing off-street parking for two vehicles. Ideally positioned, the home is just a short drive from Leigh Station and the characterful Old Town, with its excellent selection of shops, cafés, bars and restaurants. Families are also well served by highly regarded schools, including Westcliff and Southend Grammar Schools. Combining contemporary living, generous proportions and a desirable location, this attractive home presents an excellent opportunity for families looking to settle in Leigh-on-Sea.

- Modern semi-detached home
- Three good-sized bedrooms
- Stunning kitchen family room with separate utility room
- Delightful rear garden with cabin
- Short drive to Leigh Station and Old Town, while Belfairs Wood and Golf Course are just a short stroll away
- Driveway for two vehicles
- Family bathroom, en-suite to master and downstairs WC
- Bay-fronted lounge
- Easy access to A13 and A127
- Blenheim Primary, Belfairs and Eastwood Academy catchment, while Westcliff and Southend Grammar Schools are within the area

Elmsleigh Drive

Leigh-on-Sea

£550,000

Price Guide



Elmsleigh Drive



Frontage

Off-street parking for two vehicles, side access to the rear garden, EV car charging point, access to:

Entrance Hallway

18'11" x 6'8"

Smooth ceiling with inset spotlights, composite entrance door to the front with an obscured double glazed window, carpeted stairs rising to the first floor with understairs storage, Amtico flooring with underfloor heating.

Bay-Fronted Lounge

14'2" into the bay x 9'11"

Smooth ceiling with inset spotlights, double glazed bay windows to the front with fitted shutters, carpet with underfloor heating.

Kitchen Family Room

17'1" x 16'5"

Double glazed aluminum bi-folding doors to the rear opening onto the garden with inset blinds, double glazed Lantern window with LED light surround, smooth ceiling with inset spotlights. Modern shaker style kitchen comprising of; wall and base level units with a quartz worktop, breakfast bar area, integrated Neff appliances including; oven, grill, four-ring induction hob with an extractor fan above, integrated fridge and freezer, pull out bin storage, integrated dishwasher, pan drawers, Amtico flooring with underfloor heating, door to:

Utility Room

5'10" x 5'3"

Smooth ceiling with inset spotlights, floor to ceiling and wall mounted level units with a quartz worktop, space for a washing machine, space for a tumble dryer, UPVC door to the side with an adjacent double glazed window, Amtico flooring with underfloor heating.

Downstairs WC

5'3" x 4'5"

Smooth ceiling with sensor inset spotlights, extractor fan, wall hung vanity unit wash basin, low-level WC, part porcelain tiled walls, Amtico flooring with underfloor heating.

First Floor Landing

12'6" x 6'4"

Smooth ceiling with inset spotlights, loft hatch with an integrated ladder (loft is part boarded and insulated), carpet.

Bedroom One

12'2" x 10'4"

Smooth ceiling with inset spotlights, double glazed windows to the rear overlooking the garden with fitted shutters, radiator, carpet, obscured glass pocket door leading to:

En-Suite Shower Room

10'3" x 3'2"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the side, low-level WC, vanity unit wash basin, chrome heated towel rail, shower with a rainfall head and a shower hose, part tiled walls, porcelain tiled flooring.

Bedroom Two

12'6" x 10'3"

Smooth ceiling with inset spotlights, double glazed bay window to the front with fitted shutters, radiator, carpet.

Bedroom Three

15'2" > 8'0" x 8'5"

Smooth ceiling with inset spotlights, double glazed windows to the rear overlooking the garden with fitted shutters, radiator, carpet.

Three-Piece Family Bathroom

6'9" x 6'4"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed windows to the front with fitted shutters, panelled bath with a shower over including a rainfall head and a shower hose, wall hung vanity unit wash basin, low-level WC, part porcelain tiled walls, porcelain tiled flooring.

Rear Garden

Commences with a patio area, lawn section with a further patio area to the rear, cabin, side access to the front driveway, outside tap, outside lighting, outside power points.

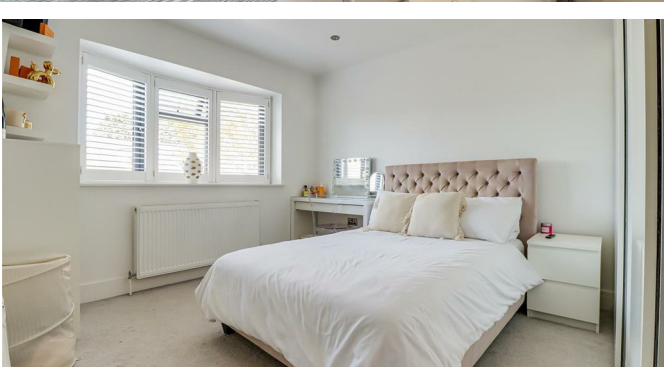
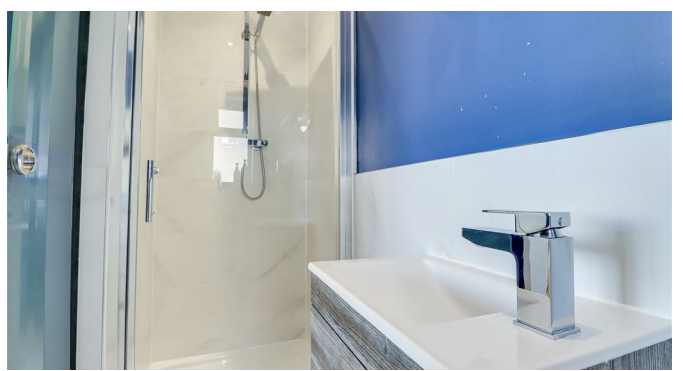
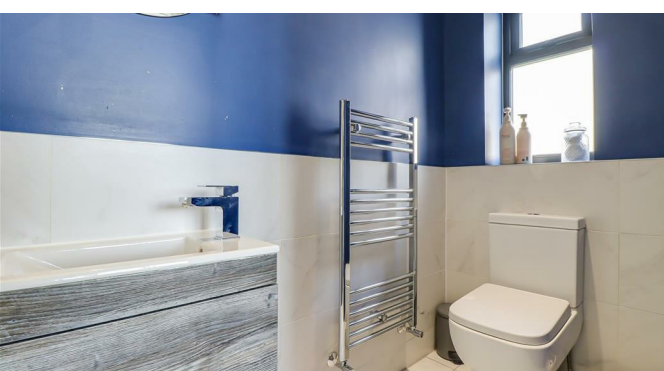
Cabin

11'5" x 8'2"

Power, light, windows to the front, double doors to the front, outside power points.

Agents Notes:

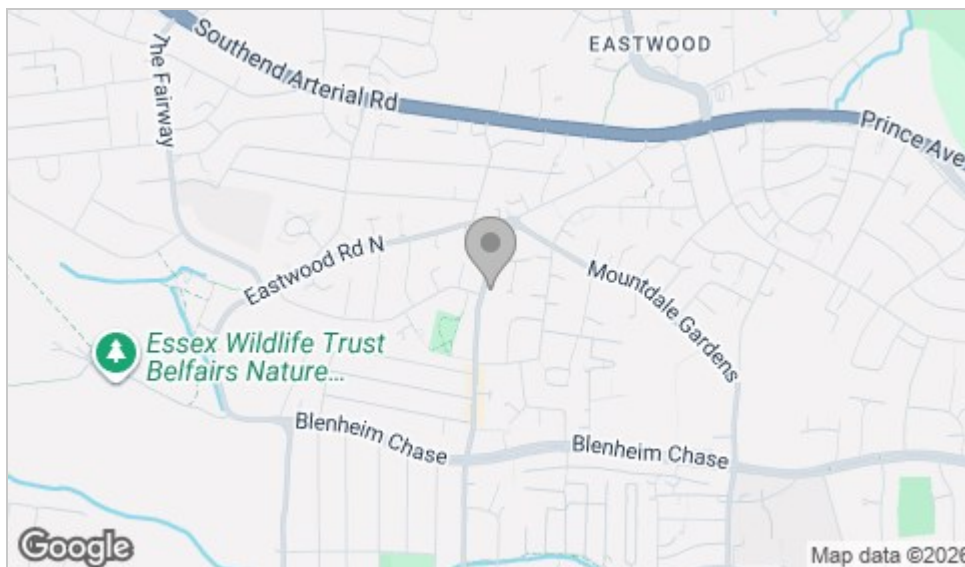
Council tax band: D



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

