

SCOTT &  
STAPLETON

DALE ROAD  
Leigh-On-Sea, SS9 2RQ  
Offers In Excess Of £900,000





## DALE ROAD

**£900,000**

LEIGH-ON-SEA, SS9 2RQ

Scott & Stapleton are privileged with instructions to offer for sale this impressive semi detached family home situated in the Marine Estate's most sought after turning.

This superb property benefits from spacious, well presented accommodation over 3 floors including 3 large reception rooms, fitted kitchen & utility, 4 good size bedrooms & 2 bathrooms.

There are also the added bonuses of ample off street parking, a single garage & a delightful rear garden.

Located in a quiet turning within the popular West Leigh Schools catchment area & being within walking

Scott & Stapleton are privileged with instructions to offer for sale this impressive semi detached family home situated in the Marine Estate's most sought after turning.

This superb property benefits from spacious, well presented accommodation over 3 floors including 3 large reception rooms, fitted kitchen & utility, 4 good size bedrooms & 2 bathrooms.

There are also the added bonuses of ample off street parking, a single garage & a delightful rear garden.

Located in a quiet turning within the popular West Leigh Schools catchment area & being within walking distance of Leigh mainline railway station & Broadway.

A great opportunity to purchase a 'forever home' with large accommodation in a fabulous location. An early internal accommodation is strongly advised.



## Accommodation comprises

Double entrance doors with lead light insets leading to entrance porch.

### Entrance porch

2.1 x 1.3 (6'10" x 4'3")

Original quarry tiled floor. Original wooden entrance door with obscure glazed inset leading to entrance hall.

### Entrance hall

5.4 x 1.8 increasing to 3.1 (17'8" x 5'10" increasing to 10'2")

Extremely large and welcoming L shaped hallway. Feature brick fireplace, solid wood flooring, stairs to first floor with understairs storage, double radiator, picture rail, ceiling rose.

### Ground floor cloakroom

1.8 x .0.8 (5'10" x .2'7")

Low level WC, wall mounted wash hand basin with mixer tap, tiled splashback, extractor fan.

### Lounge

4.8 x 3.9 (15'8" x 12'9")

Impressive, bright room with large UPVC lead light bay window to front with feature stained fan lights. Feature ornate marble fireplace with granite back & hearth, radiator, picture rail, ceiling rose.

### Dining/sitting room

4.4 x 3.7 (14'5" x 12'1")

Panelled glazed french doors with adjacent full height windows to rear in to conservatory. Original tiled fireplace, double radiator, picture rail, ceiling rose, wall light.

### Conservatory

6.1 x 2.7 increasing to 4.6 (20'0" x 8'10" increasing to 15'1")

Delightful, bright room with UPVC double glazed windows to rear & side & 2 sets of UPVC double glazed french doors to rear on to garden. Ample room for sitting & dining areas, radiator, tiled floor, air conditioning unit.

### Kitchen

4.2 x 3.4 (13'9" x 11'1")

Range of base & eye level units with matching drawer packs, spaces for range style cooker, fridge/freezer & dishwasher, granite worktops with matching upstand, inset granite sink with mixer tap, tiled splashbacks & floor, modern vertical radiator. Opening to conservatory, door to utility room.

### Utility room

4.5 x 1.4 (14'9" x 4'7")

UPVC stable door with obscure inset to rear on to garden, further Velux style window to rear. Range of base & eye level units to 1 wall, spaces for fridge/freezer, washing machine & tumble dryer. Wood effect worktop

with inset one and a quarter bowl sink unit with matching drainer mixer tap, tiled splashbacks, wall mounted Vaillant boiler (not tested), radiator, extractor fan. Door to garage.

### First floor landing

3.6 x 1.8 (11'9" x 5'10")

Obscure UPVC double glazed lead light window to side. Stairs to second floor, picture rail.

### Master bedroom

4.8 x 3.9 (15'8" x 12'9")

UPVC lead light double glazed bay window to front with stained fan lights, Feature cast iron Victorian fireplace, 3 radiators, picture rail.

### Bedroom 2

4.2 x 4.2 (13'9" x 13'9")

Large UPVC lead light double glazed window to rear. Double radiator, picture rail.

### Bedroom 4

3 x 2.6 (9'10" x 8'6")

UPVC lead light double glazed window with stained fan lights to front. Radiator, picture rail.

### Family bathroom

4.2 x 1.9 (13'9" x 6'2")

Obscure UPVC double glazed window to side, further UPVC lead light double glazed window to rear. White suite comprising of low level WC, pedestal wash hand basin with mixer tap & panelled bath with mixer tap, separate shower over & glass screen. Part tiled walls, Amtico wood effect flooring, heated towel rail, large fitted airing cupboard with jacketed copper cylinder, ceiling spotlights, extractor fan.

### Second floor landing

Obscure UPVC lead light double glazed window to side. Large eaves storage area, wall light points

### Bedroom 3

4.7 x 3.9 (15'5" x 12'9")

Double aspect room with Velux style windows to front & rear. Fitted wardrobes to 1 wall, double radiator, eaves & loft storage areas, ceiling spotlights.

### Shower room

2.9 x 2.1 (9'6" x 6'10")

Obscure UPVC lead light double glazed window to side, further Velux style window to rear. White suite comprising of low level WC, pedestal wash hand basin with mixer tap and large corner shower cubicle. Part tiled walls, Amtico wood effect flooring, heated towel rail, ceiling spotlights, extractor fan.

### External

## Front garden

The property is set well back from the road with a large imprinted concrete driveway providing ample off street parking leading to garage. Dwarf wall to front boundary, mature tree & shrub & beds.

## Garage

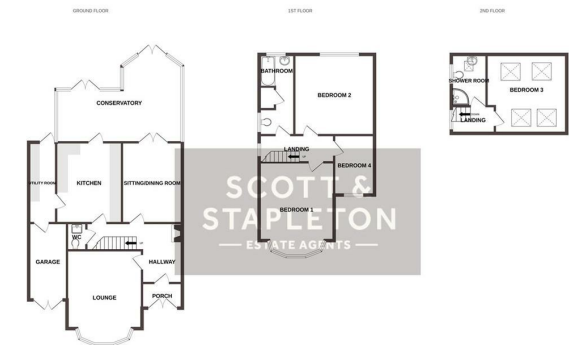
5.4 x 2.4 (17'8" x 7'10")

Double doors to front, courtesy door to rear leading to utility room. Power & lights.

## Rear garden

approx. 16 x 10 (approx. 52'5" x 32'9")

Charming rear garden with extensive lawn area, stone patio to immediate rear of property and further decked patio to rear. Mature tree, shrub & flower borders, timber shed, outside lighting & tap.



Where any element has been made to ensure the accuracy of the floorplan contained here, measurements of other elements shown on the plan may not be proportionate and are not intended to represent any other part of the property. The floorplan, photos and any other information have been used and no guarantee is given for their accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	