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Arterial Road, Leigh-on-sea, Southend-on-sea, £450,000

An impressive four double bedroom semi-detached chalet, set within a generous plot and benefitting from a beautifully proportioned rear garden extending to approximately 90ft and in addition a larger than average front garden also..

Positioned discreetly from the Arterial Road, the property is set back by over 100ft from the A127, ensuring a remarkably peaceful setting with minimal traffic disturbance. Accessed via Grovewood Avenue, this secure, gated home enjoys a highly convenient location close to local shops, parkland and well-regarded schools, falling within the catchment area for Edwards Hall and The Eastwood Academy.

Offering in excess of 1,250 sq ft of well-planned accommodation, this substantial family home provides versatile living space arranged over two floors. The ground floor comprises of a generous living room, a contemporary bathroom, a spacious kitchen/dining room ideal for entertaining, a utility room, and a double bedroom suitable for guests or multi-generational living.

To the first floor are three further well-proportioned double bedrooms, complemented by a modern, luxury, high specification bathroom.

Externally, the property boasts extensive front and rear gardens with a combined length in excess of 120ft, providing excellent outdoor space for families and entertaining. Excellent off-street parking is available for up to four vehicles. (Two of which are gated, secure spaces.) In addition there is also a single garage.

Available for immediate viewing, this outstanding home must be inspected internally to fully appreciate the scale, setting and versatility on offer.

GUIDE PRICE: £450,000 - £475,000

Living Room

12'5" x 15'2" (3.66m x 4.57m)

Kitchen

12'5" x 19'2" (3.78m x 5.84m)

Ground floor bedroom

9'8" x 10'8" (2.74m x 3.25m)

Bedroom Two

11'10" x 12'6" (3.61m x 3.81m)

Bedroom Three

10'3" x 12'6" (3.12m x 3.81m)

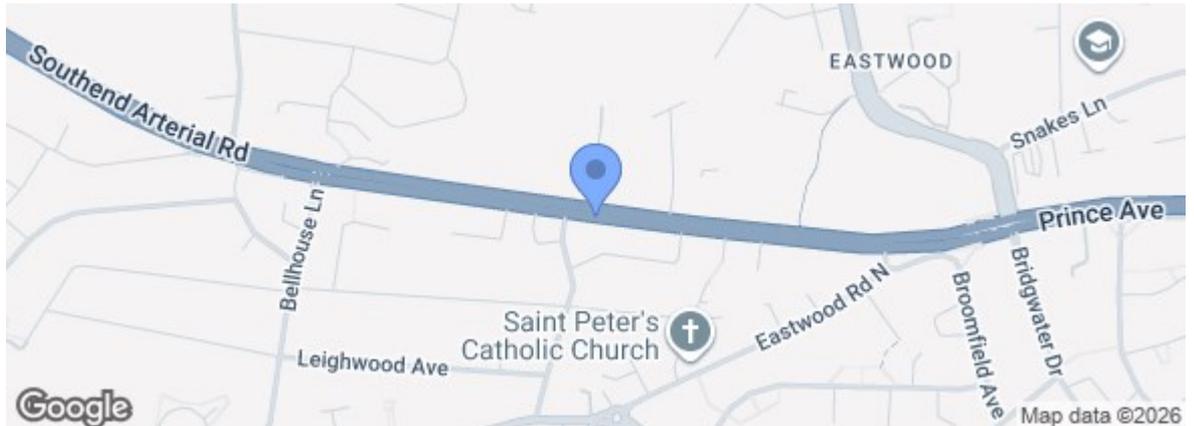
Bedroom Four

12'0" x 10'1" (3.66m x 3.07m)



Total approx floor area: 1246.5 ft² (115.8 m²)
 Ground Floor: 731.0 ft² (67.9 m²)
 1st Floor: 515.5 ft² (47.9 m²)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	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 & Wales EU Directive 2002/91/EC			



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