

# London Road, Leigh-On-Sea

£795,000

home.

# 1306 London Road

## Leigh-On-Sea
## SS9 2UD

4 3 3

- Impressive Three Bedroom Detached Family Home
- Substantial Detached Annexe with Private Shower Room
- Beautifully Landscaped South Facing Rear Garden
- Spacious Bay Fronted Lounge and Separate Dining Room
- Superb Open Plan Kitchen and Family Room with Vaulted Skylights
- Contemporary Kitchen with Integrated Appliances
- Three Well Proportioned Bedrooms and Modern Family Shower Room
- Ground Floor Shower Room and Integral Garage with Utility Space
- Off Street Parking for Two to Three Vehicles
- Conveniently Positioned for Leigh Broadway, Seafront and Leigh Station



### 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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A STYLISH HOME WITH A CONTEMPORARY EDGE AND STANDOUT ANNEXE, CLOSE TO STATION.

Home Estate presents this impressive three-bedroom detached home on London Road, Leigh-on-Sea, combining clean contemporary style, generous proportions, an immaculate south-facing garden and a substantial detached annexe with its own shower room.

Inside, a welcoming entrance hall leads to a spacious bay-fronted lounge and separate dining room, while the real showstopper is the superb open-plan kitchen and family room. Flooded with natural light from vaulted skylights and extensive glazing, this design-led space features a contemporary kitchen with integrated appliances and excellent storage, opening seamlessly onto the garden. A ground-floor shower room and integral garage with utility facilities add further practicality.

Upstairs, three generous bedrooms include a principal master with fitted wardrobes, complemented by a sleek family shower room with underfloor heating and rainfall shower.

Outside, meticulously maintained landscaped garden is made for entertaining, with a porcelain-tiled terrace, established planting, lawn and a further patio area.

Adding a whole new dimension is the impressive detached annexe, complete with its own modern shower room. Ideal as a home office, studio, guest suite or space for extended family, providing exceptional flexibility for modern living. Additional storage buildings and a children's hideout complete the picture. To the front, there is parking for two to three vehicles alongside the garage.

Perfectly positioned between Leigh and Hadleigh, the property enjoys easy access to the vibrant Leigh Broadway with its independent shops, stylish bars, baristas and evolving foodie culture. The cobbled old town, flanked by galleries, seafood eateries and gastro pubs invite leisurely waterfront walks.

Stylish, versatile and offering so much more than meets the eye, this fantastic family home combines, space to live, work and entertain in style.

## Accommodation Comprises

The property commences with a block paved driveway with off street parking for two/three vehicles, raised flower bed border with mature trees, up lighting and external wall lighting, side access leading to the rear garden, up and over garage door. Storm porch with tiled flooring, ceiling light and wooden entrance door leading into:

## Entrance Hallway

Mat well, carpeted, spotlighting, brick glass window to the front aspect, carpeted stairs with glass balustrade leading to the first floor landing with understairs storage, radiator. Doors to:

## Lounge

16'4 x 13'5

Carpeted, spotlighting, double glazed bay window to front aspect and obscure glass brick window to the side aspect, wall cutouts looking into the dining room, radiator.

## Dining Room

20'10 x 13'2

Carpeted, spotlighting, obscure glass brick window to the side aspect, two radiators. Through to:

## Family Room

21'5 x 13'7

Carpeted, spotlighting, high level glass brick window, vaulted Skylight window, two large double glazed windows to the rear aspect with central double glazed sliding door, two radiators. Open to:

## Kitchen

23'10 x 12'4

Amtico Herringbone flooring, double glazed patio door to the rear aspect leading to the garden, vaulted Skylight window, spotlighting, radiator, doors leading to the downstairs shower room and garage. The kitchen is fitted to include a range of base units with slate effect laminate worksurfaces with drawer storage beneath, full length storage, low level splashbacks, integrated double oven with five ring gas hob and extractor over, one and a half sink with drainer and mixer tap, integrated dishwasher. Door to:

## Downstairs Shower Room

5'1 x 4'5

Tiled flooring and walls, spotlighting, extractor fan, WC, walk-in corner shower cubicle, wash hand basin with mixer tap, heated towel rail.

## Garage

16'1 x 8'0

Garage with a utility area with space and plumbing for a washing machine and space for a tumble dryer, Worcester boiler, concrete base, lighting and power, up and over door, fitted wooden storage shelving and workbench.

## First Floor Landing

Carpeted, obscure coloured glass brick window to the side aspect, ceiling light, access to the part boarded and insulated loft with lighting via drop down loft ladder. Doors to:







## Bathroom

8'3 x 7'9

Tiled flooring with underfloor heating, part tiled walls, walk-in shower cubicle with Rainfall shower, spotlighting, extractor fan, obscure glass brick window to the side aspect and obscure double glazed window to the rear aspect, WC, wash hand basin with storage beneath, lit mirror, heated towel rail.

## Bedroom One

13'2 x 9'9

Carpeted, spotlighting, ceiling light, double glazed window to the rear aspect, fitted wardrobes to one wall, radiator.

## Bedroom Two

13'2 x 12'7

Carpeted, ceiling light, double glazed window to the front aspect, radiator.

## Bedroom Three

9'2 x 8'3

Carpeted, ceiling light, double glazed window to the front aspect, obscure coloured glass brick window to the side aspect, radiator.

## Externally


















# Property Details

4 Bedrooms
3 Bathrooms
3 Reception Rooms
House - Detached

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

£795,000

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