



## Leigh-On-Sea, Guide Price £575,000 - £600,000, 3 Bed Semi Detached

**STUNNING, WELL EXTENDED** Family Home with Three Double Beds. Decorated to a Very High Standard with Lots of Accommodation. **SUPERB** 23ft 9 Fitted / Breakfast Room with Shaped High Vaulted Ceiling, Bi-Fold Doors to Garden. Two Further Reception Rooms. Luxury Four Piece Bathroom with Freestanding Bath

Council Tax Band: D      EPC Rating: D



Leigh-on-Sea, Essex, SS9 3BH

STUNNING, WITH SUPERB L-SHAPED EXTENSION TO REAR

GREAT SIZE ACCOMMODATION

FANTASTIC KITCHEN / BREAKFAST ROOM WITH HIGH VAULTED CEILINGS  
AND BI-FOLD DOORS

UTILITY ROOM + GROUND FLOOR CLOAKROOM AND SEP WC

LARGE WELCOMING ENTRANCE HALL

LOUNGE TO FRONT AND SEP DINING ROOM

THREE DOUBLE BEDROOMS

LUXURY BATHROOM WITH SEP GLAZED SHOWER CUBICLE AND  
FREESTANDING BATH

BEAUTIFUL OUTSIDE SPACE WITH LARGED DECKED AREA STEPS DOWN TO  
PATIO AND LARGE LAWN

CLOSE TO GRAMMAR SCHOOLS AND SHORT DISTANCE TO LEIGH  
BROADWAY

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Energy Performance Rating: D

Council Tax Band: D

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only,  
potential buyers are advised to re-check the measurements before committing  
to any expense.

Rooms:

**Entrance Hall**

24' 4" x 7' 2" max (7.41m x 2.18m)

**Lounge to Front** with Feature Fireplace and Log Burner

13' 6" x 12' 5" (4.11m x 3.78m)

**Dining Room** with Door from Hallway

and Double Doors to Kitchen Breakfast Room

16' 0" x 12' 5" (4.87m x 3.78m)

**Modern Fitted Kitchen / Breakfast Room**

with High Vaulted Ceilings, Velux Windows and Bi-Fold Doors

23' 9" x 15' 2" (7.23m x 4.62m)

Stone Worktops, Feature Peninsular Unit with Breakfast Bar to One Side,  
Built-In Appliances include: Combination microwave / grill and oven, unique  
induction hob with Feature Lighting above, fan assisted oven, good size wine  
cooler. Large shaped windows overlooking the Rear Garden.

**Utility Room**

5' 3" x 4' 10" (1.60m x 1.47m)

External Door to Side, Space for appliances.

**Ground Floor WC**

5' 0" x 3' 11" (1.52m x 1.19m)

Two Piece Suite, Heated chrome towel radiator.

**Walk-In Ground Floor Cloaks Cupboard**

4' 0" x 4' 0" (1.22m x 1.22m)

Backs Ground Floor wc and could be converted to Shower Room if required.



**First Floor Landing**

with Glass / Brushed Steel Panels / Balustrade

13' 7" x 5' 8" (4.14m x 1.73m)

**Bedroom One**

with Double Glazed Window and feature Shutters to Front

12' 7" x 12' 4" (3.83m x 3.76m)

**Bedroom Two**

with Double Glazed Window to Rear

12' 4" x 12' 2" (3.76m x 3.71m)

**Bedroom Three**

with Double Glazed Window and feature Shutters to Front

13' 0" x 6' 0" max (3.96m x 1.83m)

**Luxury Family Bathroom** with Four Piece Suite

Including Freestanding Bath

12' 0" (3.65m)

**Well Landscaped South Facing Rear Garden**

Raised Patio with feature glazed panels, steps down to paved patio, Then mostly laid to lawn with Established borders. Path to side to Rear of Garage / Storage.

**Off Street Parking** for 2-3 Vehicles.

**Garage** with Storage Space to Side













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