



LONDON ROAD, LEIGH ON SEA  
£625,000 FREEHOLD

## A LOVELY FOUR BEDROOM SEMI DETACHED HOUSE WITH SPACIOUS GROUND FLOOR ACCOMODATION.

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk





**DESCRIPTION:**

Winkworth of Leigh are delighted to bring to the market this charming period semi-detached house offering a fantastic opportunity to acquire a spacious and well-maintained property in a sought-after location.

Boasting four bedrooms, this bright and airy home is perfect for families looking for ample living space. The property features a beautiful garden and patio area, providing a peaceful outdoor retreat for relaxing or entertaining.

Conveniently located, this home also benefits from off-street parking at the rear for two cars

With a perfect blend of character and modern amenities, this property is sure to impress. Don't miss out on the chance to make this delightful house your new home!

Entrance door to-

Entrance hall: - Stairs to first floor with storage under. High smooth plaster ceiling with coving. Wooden flooring. Doors to all rooms.

Cloakroom: - Low level wc with tiled walls.

Lounge: -14'3 into bay x 14'3. A lovely bright and spacious room with a large bay window to front. Feature fireplace with log burner, built in storage to alcoves. High smooth plaster ceiling with coving and ornate ceiling rose. Radiator and wooden flooring. Opening to: -

Dining Area: - 12'33 x 10'93. High smooth plaster ceiling with coving and ornate ceiling rose. Radiator and wooden flooring. Double opening doors to: -

Kitchen/Breakfast Room: - 20'35 max x 16'93 max (l-shaped). A beautiful spacious area with lots of natural light from a window to rear, patio doors to rear and a large sky light. A fitted kitchen with lots of working space, base and eye level units and a lovely island. Smooth plastered ceiling with coving and inset lighting. Tiling to floors and radiator.

First Floor Landing: - A beautiful stain glassed sash window to side. Smooth plastered ceiling and doors to all rooms.

Bedroom One: - 14'20 x 9'9. A lovely bright and spacious room with a large bay window to front. Two fitted wardrobes to alcoves. Smooth plastered ceiling with coving and radiator.

Bedroom Two: - 11'97 x 11'17. Window to rear. Coving to ceiling and picture rail. Radiator and built in storage cupboard.

Bedroom Three: -12'80 x 9'11. Window to rear. Mirror fronted wardrobe. Smooth plastered ceiling with coving and radiator.

Bedroom Four: -9'29 x 7'12. Window to front. Smooth plastered ceiling and radiator.

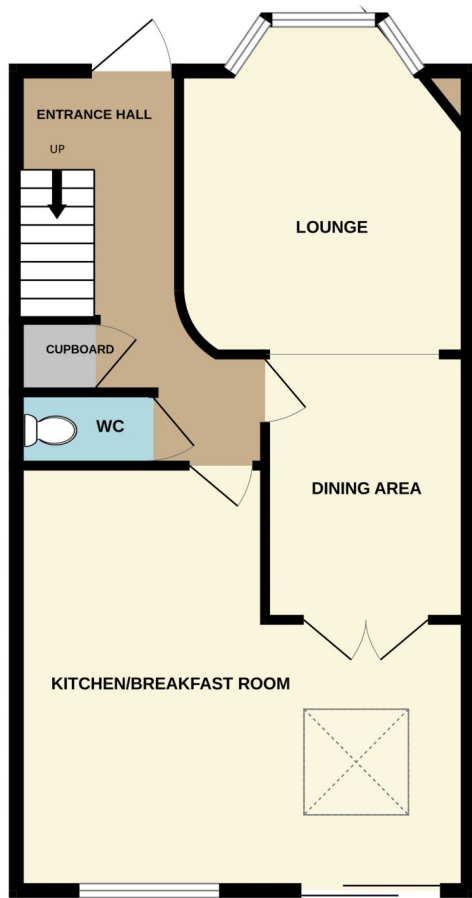
Bathroom: -6'10 x 6'5. Obscure window to side. White suite comprising of bath, low level wc and wash hand basin. Part tiling to walls and heated chrome towel rail.

Rear Garden: - Patio area leading lawn with a further patio at rear with double opening gates leading to parking for two cars. Access via Blenheim Crescent.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.