



23 Boundary Road

G R
GILBERT
& ROSE

23 Boundary Road
Leigh-On-Sea
Essex
SS9 5BP

Asking price £300,000



This incredible semi detached home is an ideal purchase for a first time buyer looking to get onto the property ladder or a young family. This property provides ample off street parking and side gated access to a large rear garden which is a wonderful space to entertain guests. Walk through the front door and you will find a three piece suite bathroom, lovely open plan kitchen/diner, spacious lounge with brick feature fireplace and electric fireplace giving a warm cosy feel and two great sized double bedrooms. Location wise, you can really enjoy the excellent local amenities surrounding you from Miller & Carter restaurant for great food and drinks, local shops for shopping necessities, bus connections to Rayleigh and Southend, a short walk from Cherry Orchard Country Park which is perfect for long walks all year round and in catchment to Edwards Hall Primary School and The Eastwood Academy.



Entrance

Entrance door to side into hallway comprising coved cornice to ceiling with pendant lighting, stairs leading to first floor landing, laminate flooring, doors to:

Bathroom

Three piece suite comprising free standing bath with handheld shower attachment over, wash hand basin set into vanity unit, low level w/c, wall mounted chrome heated towel rail, fitted wall rails, extractor fan, double glazed obscure window to rear, smooth ceiling with pendant lighting, tiled walls, tiled flooring.

Lounge

15'2 x 10'9 (4.62m x 3.28m)

Double glazed windows to front, double glazed window to side, coved cornice to ceiling with pendant lighting, brick built electric feature fireplace, radiator, laminate flooring.

Kitchen/Diner

11'2 x 9'9 (3.40m x 2.97m)

Range of wall and base level units with roll top work surfaces above incorporating ceramic sink with mixer

tap and drainer unit, space for oven with extractor unit over, space for washing machine and fridge/freezer, storage cupboard, double glazed window to rear, double glazed door to rear leading to rear garden, ceiling with ceiling light, tiled splashbacks, radiator, tiled flooring.

First Floor Landing

Coved cornice to ceiling with pendant lighting, loft access, carpeted flooring, doors to:

Bedroom One

12'1" x 13'1" (3.68m x 3.99m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, laminate flooring.



Bedroom Two

13'2" x 11'3" (4.01m x 3.43m)

Double glazed window to rear, smooth ceiling with pendant lighting, eaves storage, radiator, laminate flooring.

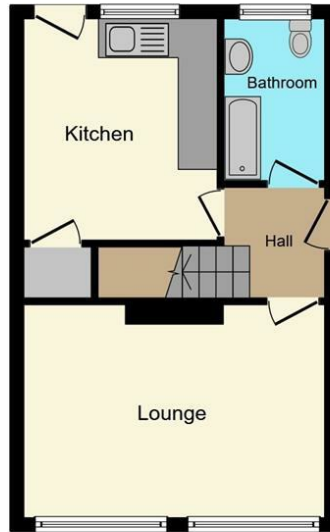
Rear Garden

Block paved area to front with steps up onto remainder laid to lawn, partial shrubs, block paved centred pathway, side gate providing access to front garden.

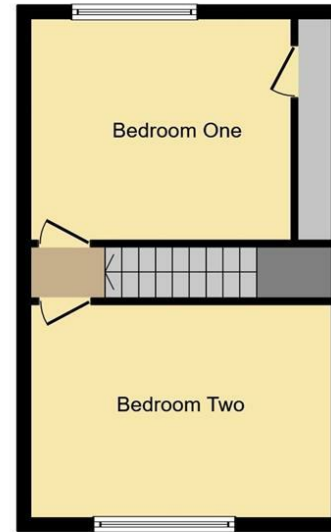
Front Garden

Block paved driveway providing off street parking for multiple vehicles, remainder laid to lawn, partial shrubs, side gate providing access to rear garden.





Ground Floor



First Floor