



50 Gravel Road



50 Gravel Road
Leigh-On-Sea
Essex
SS9 5AS

Asking price £350,000



This is a fantastic purchase for those with a young family looking to live close to excellent local amenities in a lovely neighbourhood. This property comes with ample off street parking, an extended open planned lounge/diner, modern kitchen, bathroom with separate W/C and three great sized bedrooms. The south/west facing rear garden is a wonderful place to relax in your downtime with your family and friends throughout those summer months as well as being incredibly well maintained by the current owners who have also built a summer house to the rear. Location wise, this family home is in walking distance to excellent shops and restaurants including The Bellhouse and Miller & Carter, close to bus connections taking you to Rayleigh and Southend, a short walk to 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
Door into hallway comprising coved corning to ceiling with pendant lighting, stairs leading to first floor landing, radiator, laminate flooring, doors to:

Kitchen
12'6 x 6'7 (3.81m x 2.01m)
Range of wall and base level units with roll top work surfaces above incorporating one and a half composite sink and drainer unit, integrated oven, five ring gas hob and extractor unit over, space for dishwasher, washing machine and fridge freezer, tiled splash backs, laminate

flooring, double glazed bay window to front, fitted spotlights, combination boiler housed in cupboard.

Lounge/Diner
24'5 x 15'1 (7.44m x 4.60m)
Dining Area - Coved corning to ceiling with fitted spotlights, radiator, laminate flooring, open into:

Lounge - Double glazed patio doors to rear with glass panes either side, coved corning to ceiling with pendant lighting, radiator, wall mounted electric feature fireplace, laminate flooring.

First Floor Landing

Coved cornicing to ceiling with pendant lights, carpeted flooring, storage cupboard with radiator, doors to:

Bedroom One

11'5 x 15'0 (3.48m x 4.57m)

Double glazed window to rear, coved cornicing to ceiling with fitted spotlights, storage over stairs, carpeted flooring, radiator.

Bedroom Two

7'7 x 13'9 (2.31m x 4.19m)

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

Bedroom Three

7'4 x 13'9 (2.24m x 4.19m)

Double glazed window to front, pendant lighting, radiator, linoleum flooring, built in storage cupboard.

Bathroom

Two piece suite comprising tiled panelled bath with electric shower, pedestal wash hand basin with fountain tap, double glazed obscure window to side, fitted spotlights, extractor fan, partially tiled walls, laminate flooring, radiator.

W/C

Low level w/c, double glazed obscure window to side, pendant lighting, radiator, wall mounted medicine cabinet, laminate flooring.

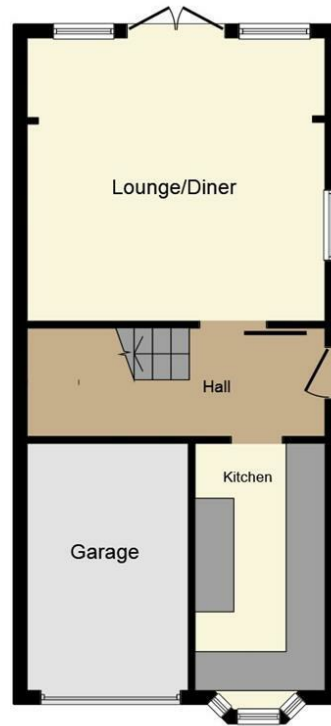
Rear Garden

Slab paved seating area with pathway leading to further seating area to rear, feature shrub borders, raised shrub borders with sleepers, lawn area, summer house to rear with power and lighting, side gated access to front garden.

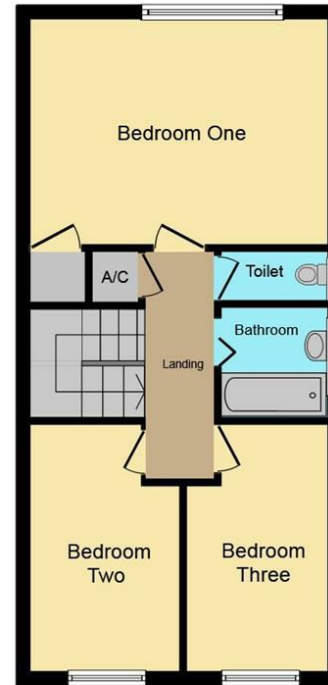
Front Garden

Hardstanding driveway providing off street parking for multiple vehicles, side gated access to rear garden.





Ground Floor



First Floor

Total floor area 92.0 sq. m. (990 sq. ft.) approx

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