



19 Boundary Road

G R
GILBERT
& ROSE

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

Guide price £320,000



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This stunning semi detached home has been beautifully decorated and well maintained by the current owners creating a cosy yet modern interior throughout. This property is the ideal purchase for those looking for somewhere completely ready to move straight into with an open planned kitchen/dining room, spacious lounge, modern bathroom and two double bedrooms. The exterior of this property is great in size with ample off street parking, a garage for additional storage space and large rear garden. 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

Door into hallway comprising smooth ceiling with pendant lighting, radiator, laminate flooring, stairs leading to first floor landing, doors to:

Lounge

10'7" x 15'1" (3.25m x 4.62m)

Double glazed window to front, double glazed obscure window to side, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Kitchen/Dining Room

21'1" x 9'1" (6.43m x 2.77m)

Range of wall and base level units with roll top work surfaces above incorporating composite sink and drainer unit, space for cooker, washing machine, dishwasher and fridge freezer, panelled ceiling, double glazed window to rear, double glazed obscure window to side, door to rear leading into rear garden, tiled splash backs, laminate flooring, smooth ceiling with pendant lighting, storage under stairs.

Bathroom

Three piece suite comprising panelled bath with electric shower over, wall mounted wash hand basin with mixer tap, low level w/c, double glazed obscure window to rear, smooth ceiling with fitted spotlights, linoleum flooring, chrome heated towel rail, double glazed obscure window to side.

First Floor Landing

Smooth ceiling with pendant lighting, loft access, radiator, carpeted flooring, doors to:

Bedroom One

11'3" x 13'1" (3.43m x 4.01m)

Double glazed window to front, smooth ceiling with pendant lighting, fitted wardrobes, radiator, carpeted flooring.

Bedroom Two

11'6" x 13'1" (3.53m x 4.01m)

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

Rear Garden

70' depth (21.34m depth)

Slab paved seating area with steps up to lawn, side gated access to front garden, feature shrub borders, door access into garage.

Front Garden

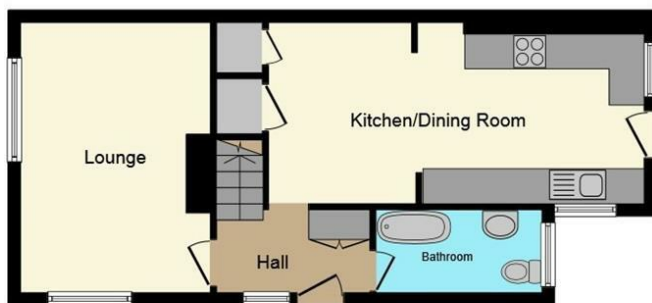
Block paved driveway providing off street parking for multiple vehicles, feature shingle area, side gated access to rear garden, access to garage.

Garage

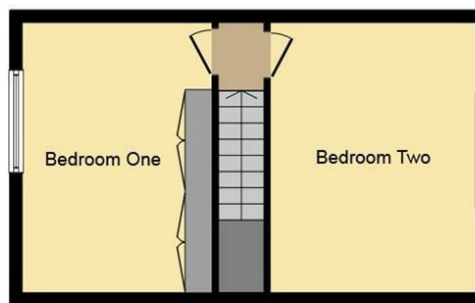
20'2" x 9'3" (6.15m x 2.82m)

Up and over door, door to side leading into rear garden.

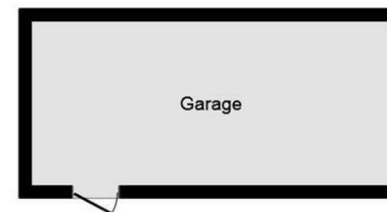




Ground Floor



First Floor



Garage