

SCOTT &  
STAPLETON

OAKLEIGH PARK DRIVE  
Leigh-On-Sea, SS9 1RP  
£425,000





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Scott & Stapleton offer for sale this good size family home situated just off Leigh Broadway benefiting from a sunny west backing garden, off street parking & garage.

IN NEED OF COMPLETE MODERNISATION internally the property is realistically priced to take this in to consideration and for someone to add their own mark to what could be a super property.

The accommodation comprises of a large lounge/diner 20'11 x 12'10, kitchen, utility room & ground floor cloakroom whilst the first floor boasts 3 double bedrooms, en suite to the master bedroom & family bathroom.

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Within the popular North Street School catchment area, yards from the bustling Leigh Broadway and walking distance of Chalkwell mainline railway station & seafront.

Offered with vacant possession & no onward chain a great opportunity to purchase a reasonably priced home in a highly desirable location.



## Accommodation comprises

Part double glazed entrance hall leading to entrance porch.

## Entrance porch

Radiator, door leading to lounge/diner with adjacent obscure glazed internal window.

## Lounge/diner

6.38m x 3.91m (20'11 x 12'10)

Double glazed window to front. Open tread staircase to first floor, two radiators, feature fireplace, door to inner hallway.

## Inner hallway

1.93m x 0.94m (6'4 x 3'1)

Radiator, doors to all remaining ground floor rooms.

## Kitchen

3.91m max x 3.18m (12'10 max x 10'5)

Double glazed window to rear. Range of base & eye level units incorporating drawer pack. Spaces for fridge/freezer & gas oven, roll edge worktops with stainless steel sink with double drainer & mixer tap, wall mounter Potterton boiler (not tested).

## Utility room

2.95m x 2.31m (9'8 x 7'7)

Half double glazed door with adjacent double glazed window to rear on to garden. Base level unit with stainless steel sink unit with matching drainer, spaces for washing machine & tumble dryer.

## Ground floor cloakroom

1.50m x 1.17m (4'11 x 3'10)

Low level WC, wall mounted wash hand basin, extractor fan.

## First floor landing

Loft access, large airing cupboard, doors to all rooms.

## Bedroom 1

4.19m plus wardrobes x 2.92m (13'9 plus wardrobes x 9'7)

Double glazed window to rear. Radiator, built in wardrobe to one wall. Door to en suite.

## En suite

2.59m x 0.99m (8'6 x 3'3)

Obscure double glazed window to rear. Low level WC, pedestal wash hand basin, large built in airing cupboard, radiator, wall light with shaver point.

## Bedroom 2

2.95m increasing to 3.94m x 4.19m plus wardrobes (9'8 increasing to 12'11 x 13'9 plus wardrobes)

Double glazed window to front. Radiator, built in wardrobe to one wall.

## Bedroom 3

3.96m x 2.29m (13' x 7'6)

Double glazed window to front. Radiator.

## Bathroom

2.31m x 1.98m (7'7 x 6'6)

Obscure double glazed window to rear. Panelled bath with electric shower over & glass screen, pedestal wash hand basin & low level WC, part tiled walls, radiator.

## Rear garden

Sunny west backing rear garden extending to approx. 40'. Fully fenced, mainly laid to lawn.

## Front garden

Shingled with brick retaining wall to front boundary.

Hardstanding providing off street parking for one car leading to garage.

## Garage

5.36m x 2.34m (17'7 x 7'8)

Up & over door to front, courtesy door to rear leading to inner hallway, power & light.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		64
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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