

SCOTT &
STAPLETON

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





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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.

