

**SCOTT &
STAPLETON**

HADLEIGH ROAD
Leigh-On-Sea, SS9 2LP
£750,000





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Scott & Stapleton are excited to offer for sale this super semi detached family house situated in convenient location within the ever popular Marine Estate.

This fabulous property benefits from well presented & spacious accommodation over 3 floors including 2 good size reception rooms, large open plan kitchen/family room, 3 bedrooms ALL WITH AIRCON & luxury family bathroom to the first floor plus further double bedroom & modern shower room to the top floor.

There are also the added bonuses of a great size, well tended rear garden plus ample off street parking to the front.

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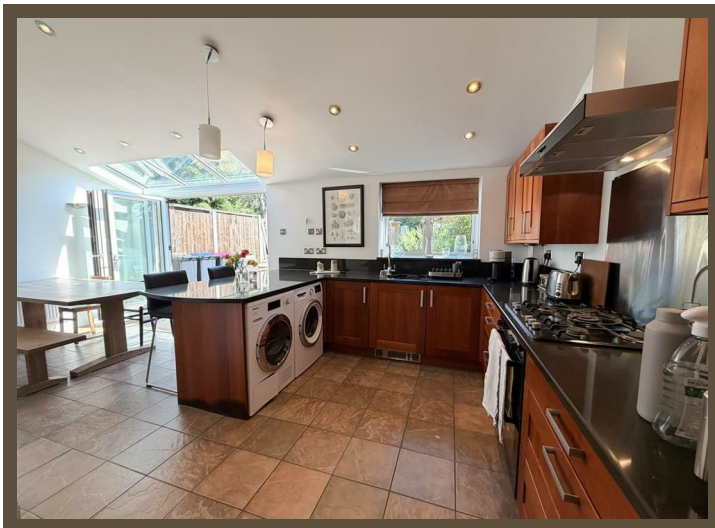
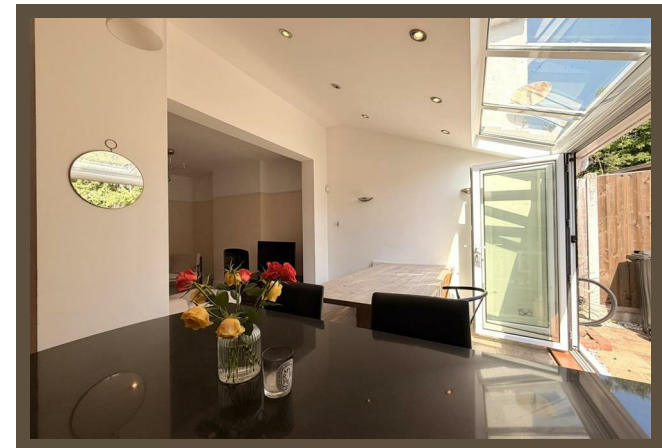
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Located within the sought after West Leigh Schools catchment area, St Michaels private school is also just a few minutes walk away. Also within walking distance is Leigh mainline railway station, Old town & Broadway.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a great size family home in a highly desirable location. An early internal inspection is strongly advised.



Accommodation approached via

Paved driveway for two cars. Steps to front door.

Hallway

Stained glass window and door to front elevation. Herringbone floor. Radiator. Stairs to first floor. Doors to all rooms. Smooth painted ceiling. 2 hanging pendants.

Lounge

4.75m into bay x 4.52m (15'7 into bay x 14'10)

Bay window to front elevation. Wooden flooring. Radiator. Fireplace. Smooth painted ceiling. Hanging pendant. 2 x wall lights.

Snug

3.86m x 3.35m (12'8 x 11)

Carpet. Radiator. Fireplace with gas log burner effect. Smooth painted ceiling. Hanging pendant.

Kitchen/Dining Room

6.10m x 4.55m reducing to 2.74m (20'18 x 14'11 reducing to 9'29)

Windows & bi-folding doors to rear elevation. Skylights. Tiled flooring. Range of low and eye level units with built in cooker & gas hob with extractor over. Space for fridge/freezer, washing machine & tumble dryer. Quartz worktop with stainless steel sink & mixer tap. Radiator. Smooth painted ceiling. Spot lights and two hanging pendants.

Ground Floor WC

Tiled floor. Radiator. Low level WC & built in sink with cupboard. Smooth painted ceiling. Spot lights.

Landing

Carpet. Doors to all rooms.

Master Bedroom

4.98m into bay x 3.84m (16'4 into bay x 12'7)

Bay window to front elevation. Carpet. Radiator. Aircon unit. Smooth painted ceiling. Hanging pendant.

Bedroom Three

3.89m x 3.51m (12'9 x 11'6)

Window to rear elevation. Carpet. Radiator. Aircon unit. Smooth painted ceiling. Hanging pendant.

Bedroom Four

2.92m x 2.18m (9'7 x 7'2)

Window to front elevation. Carpet. Radiator. Aircon unit. Smooth painted ceiling. Hanging pendant.

Bathroom

Obscure window to rear elevation. Tiled floor. Three piece suite comprising bath with shower over, built in sink with low level WC. 2 x wall cupboards. Radiator. Fully tiled walls. Smooth painted ceiling. Spot lights.

Bedroom Two

4.27m 2.74m x 3.86m reducing to 2.95m (14' 9 x 12'8 reducing to 9'8)

Windows to rear elevation. Velux to front elevation. Carpet. Radiator. Aircon unit. Door to ensuite. Eves storage. Smooth painted ceiling. Spot lights.

Ensuite Shower Room

Obscure window to rear elevation. Laminate flooring. Three piece suite comprising walk in shower, wall mounted sink and low level WC. Radiator. Fully tiled walls. Smooth painted ceiling. Spot lights.

Rear Garden

Patio area with side access. Mainly laid to lawn.

