



# FOR SALE

**Marguerite Drive,  
Leigh-On-Sea SS9 1NN**

**Guide Price £600,000 - £625,000 Freehold**

- End of Terrace House
- Central Leigh Location
- 4 Bedrooms
- Spread over 3 Floors
- Stunning Open Plan Kitchen Diner
- Bathroom, En-Suite & Cloakroom
- West Facing Rear Garden
- Convenient for Local Amenities
- Short Walk to Leigh Broadway
- Great Location for Schools

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Guide Price £600,000 - £625,000. Superb 4 bedroom property in a fantastic central leigh location! This delightful end of terrace house is spread over 3 floors boasting spacious bright rooms with modern neutral decor throughout. To the ground floor is a lounge to the front aspect, cloakroom & utility and stunning 25' open plan kitchen diner with roof lantern,

elegant kitchen with island and bi-fold doors out to the west facing rear garden. Three bedrooms and four piece bathroom to the first floor with a further master bedroom and en-suite to the second floor. A beautiful family home in a highly desirable location, situated just a short stroll from Leigh Broadway and local schools and easy access to Chalkwell station, viewing is highly advised.

### Entrance

Brick wall enclosed shingled front garden with path to front door and gated side access to rear garden. The entrance hallway has wooden floor, radiator, coving, storage cupboard and doors to all rooms.

### Lounge

Pleasant lounge to front aspect with wooden floor, radiator, coving and bay window with fitted shutters.

### Cloakroom

Two piece cloakroom comprising of WC and wash hand basin.

### Kitchen Diner

Beautiful modern open plan kitchen/diner/family room with wood herring bone floor, skylight lantern, tall radiator and bi-fold doors to rear garden. The fitted kitchen has a range of wall and base units with straight edge worksurface, integral sink with mixer tap, mirror splash backs and complimentary breakfast bar island. Integrated double eye level oven and hob. Sliding glazed door to utility.

### Utility Room

Utility room with fitted storage and space for washing machine.

### First Floor

Stairs to first floor landing with fitted carpet and doors to all rooms.

### Bedroom 1

Bedroom to front aspect with fitted carpet, coving, radiator and bay window with fitted shutters.

### Bedroom 2

Bedroom with double glazed window to rear aspect, fitted carpet and radiator.

### Bedroom 3

Bedroom to front aspect with fitted carpet, radiator and bay window with fitted shutters.

### Bathroom

Stylish four piece bathroom comprising of WC,

pedestal wash hand basin, enclosed bath and large shower cubicle with rain head shower and sliding glass door. Two double glazed windows to rear, tiled floor and tiled splash backs, extractor fan and chrome heated towel rail.

### Second Floor

Stairs to second floor landing with fitted carpet.

### Bedroom 4

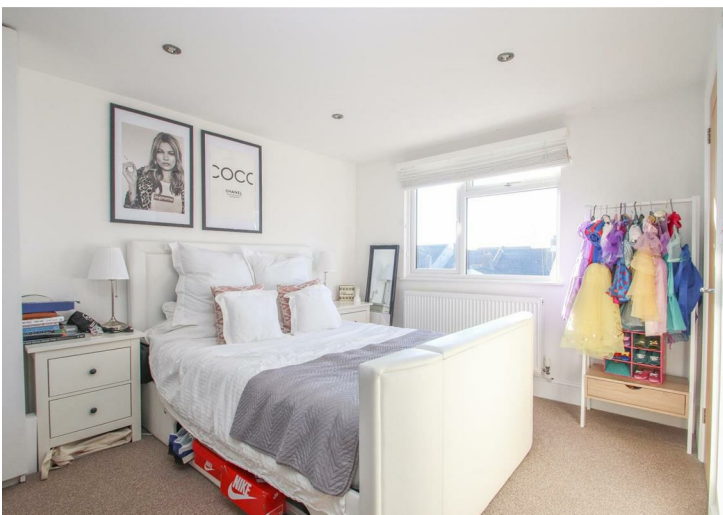
Great size top floor bedroom with double glazed window to rear aspect, fitted carpet, radiator inset spotlights and a range of fitted units and eaves storage. Door to en-suite.

### En-Suite

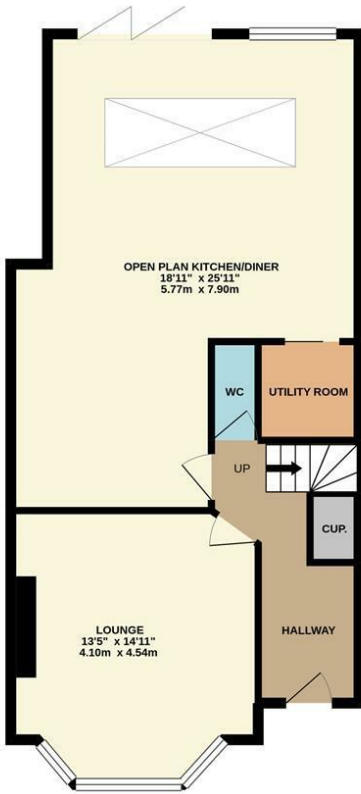
Three piece en-suite comprising of WC, wash hand basin and shower cubicle with glass door. Tiled floor, inset spotlights, radiator and double glazed window to rear.

### Rear Garden

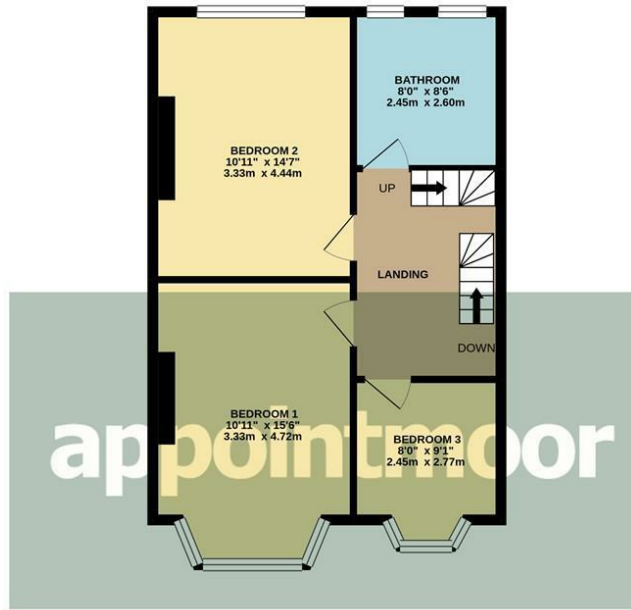
Well-kept west facing rear garden commencing with decked area to lawn, timber fencing and summerhouse to rear.



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	41
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

-  [facebook.com/appointmoor](https://facebook.com/appointmoor)
-  [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
-  [twitter.com/appointmoor](https://twitter.com/appointmoor)
-  [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)