

**DEDMAN  
GRAY**

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Western Road, Leigh-On-Sea

Asking Price: £1.150m



A most charming character detached house located in the sought after 'Marine Estate' The property has been extended by the current vendors and has a spacious lounge, separate dining room, kitchen/breakfast room, utility room and cloakroom/wc. To the first floor are four bedrooms, shower room, bathroom and two wc's. The front of the property has a drive with parking for three to four cars and a garage. There is a south facing rear garden with sun room, separate office and seating areas. Situated on Western Road, within the desirable 'Marine Estate' of Leigh-on-Sea, this charming character detached house is just a short stroll from all nearby amenities which includes the seafront, local schools and mainline railway station - serving London Fenchurch Street for commuters. Also, within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

- Sought after Marine Estate
- Charming character detached house
- 4 good size bedrooms
- Spacious lounge
- Separate dining room
- Fitted kitchen/breakfast room
- Shower room and bathroom
- Attached garage
- Walking distance of Leigh Broadway
- South facing garden with sun room & separate office

**Entrance Hall** Entrance door with inset coloured glass, window to front, radiator and stairs to first floor, door to kitchen and beaming to ceiling, glazed door with windows to either side leading to:

**Lounge** 21' 3" x 12' 1" (6.48m x 3.68m)

A bright and spacious room with two picture windows to side, door to dining room and windows and door to conservatory. Feature fireplace, plaster moulding to walls, coving to ceiling and ceiling rose. Beautiful solid wooden flooring.

**Dining Room** 13' 6" x 11' 2" (4.11m x 3.40m)

A bright and spacious room with two picture windows to side, door to dining room and windows and door to conservatory. Feature fireplace, plaster moulding to walls, coving to ceiling and ceiling rose. Beautiful solid wooden flooring.

**Kitchen** 13' 5" x 11' 6" (4.09m x 3.51m)

A bright and spacious room with two picture windows to side, door to dining room and windows and door to conservatory. Feature fireplace, plaster moulding to walls, coving to ceiling and ceiling rose. Beautiful solid wooden flooring.

**Breakfast Room** 13' 5" x 7' 9" (4.09m x 2.36m)

A dual aspect room with windows to front and side, door to side. Coving to ceiling and solid wooden flooring.

**Utility Room** 13' 6" x 8' 1" (4.11m x 2.46m)

Window and door to rear. Inset sink unit with mixer taps range of working surfaces with base and eye-level units, space for kitchen appliances. Tiling to floor, radiator and coving to ceiling.

**Cloakroom/WC** Low level wc and wall mounted wash hand basin, radiator and solid wooden flooring.

**Conservatory** Windows to rear and side and double opening sliding doors to rear. Radiator, tiled flooring.

**First Floor Landing**

**Bedroom 1** 14' 9" x 11' 9" (4.50m x 3.58m)

Double glazed window to front with fitted shutters. Range of fitted wardrobes, radiator and coving to ceiling. Beautiful solid wooden flooring.

**Bedroom 2** 13' 11" x 11' 9" (4.24m x 3.58m)

Double glazed window to rear with fitted shutters. Range of fitted wardrobes, radiator and coving to ceiling. Beautiful solid wooden flooring.





**Separate WC** Low level wc with wash hand basin.

**Shower Room**

Double glazed window to rear with fitted shutters, shower cubicle, tiling to walls and floor. Coving to ceiling.

**Bathroom** Double glazed window to rear with fitted shutters. White suite comprising of bath with mixer taps and shower attachment, vanity unit with wash hand basin, radiator, tiling to floor and walls.

**Bedroom 3**

9' 8" x 8' 7" (2.95m x 2.62m)

Double glazed window to front with fitted shutters, eves storage, coving to ceiling and beautiful solid wooden flooring.

**Bedroom 4** 8' 6" x 5' 7" (2.59m x 1.70m)

Double glazed window to front with fitted shutters, radiator, coving to ceiling and beautiful solid wooden flooring.

**Separate WC** Window to side, low level wc with wash hand basin.

**OFF ROAD**

4 Parking Spaces

Ample parking for three to four cars.

**GARAGE**

Single Garage

Double opening doors, power and lighting.



### **Front Garden**

To the front is a beautiful block paved drive, with ample parking for three to four cars leading to a garage.

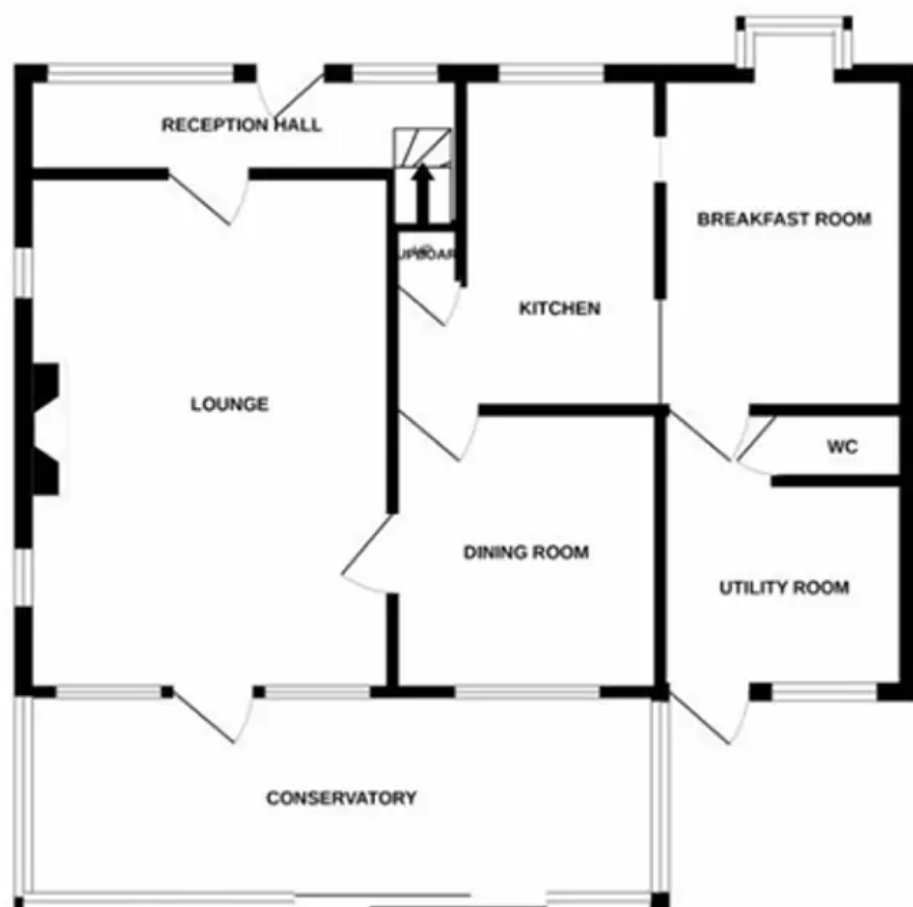
### **Garden**

The secluded south backing rear garden, which has been landscaped with a wide range of trees and shrubs and has a lovely patio area, a beautiful thatched gazebo with lighting, seating and table area. This garden is ideal for entertaining. There is a summerhouse, separate office and a large work shop with power and lighting. At the rear of the garden is also a garden shed.

### **Rear Garden**

The secluded south backing rear garden, which has been landscaped with a wide range of trees and shrubs and has a lovely patio area, a beautiful thatched gazebo with lighting, seating and table area. The garden is ideal for entertaining. There is a summerhouse, separate office and a large work shop with power and lighting. At the rear of the garden is also a garden shed.

GROUND FLOOR



1ST FLOOR



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.

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