

GROUND FLOOR

1ST FLOOR



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EC Essex Countryside
Moving home made easier.



253 Elm Road, Leigh-on-Sea, SS9 1SA
Asking Price Of £550,000



Essex Countryside are proud to offer sale this good size four bedroom semi detached family home situated South of the London Road. The accommodation comprises of a spacious entrance hall, three reception rooms, conservatory, fitted kitchen and ground floor cloakroom. To the first floor there are four good size bedrooms and a family bathroom. Outside the property benefits from a West facing rear garden and off street parking to the front.

- SOUTH OF LONDON ROAD
- NO ONWARD CHAIN
- GOOD SIZE FOUR BEDROOM FAMILY HOME
- MUCH SCOPE AND POTENTIAL
- THREE RECEPTION ROOMS
- CONSERVATORY
- WEST FACING REAR GARDEN
- OFF STREET PARKING
- SHORT WALK OF LEIGH BROADWAY
- VIEWING HIGHLY RECOMMENDED



ENTRANCE HALL 15' 3" x 7' 5" (4.65m x 2.26m) Wooden entrance door with circular glazed inset leading into a spacious entrance hall. Stairs to first floor, understairs cupboard. Radiator, picture rail, laminate flooring.

GROUND FLOOR CLOAKROOM UPVC double glazed window to side, wall mounted wash hand basin, low level WC, part tiled walls.

LOUNGE 17' 4" > 14' 4 x 12' 8" (5.28m x 3.86m) UPVC double glazed windows with coloured lead lights above to front and side aspect. Two radiators, power points, TV point, laminate flooring, picture rail.

DINING ROOM 14' 2" x 11' 1" (4.32m x 3.38m) UPVC double glazed doors leading into conservatory. Radiator, power points, coved to ceiling, picture rail, laminate flooring.

CONSERVATORY 7' 8" x 7' 11" (2.34m x 2.41m) UPVC double glazed doors to rear and side panels leading to the rear garden.

MORNING ROOM 9' 4" x 10' 11" > 9' (2.84m x 3.33m) UPVC double glazed window to side aspect, laminate flooring, radiator, power points, picture rail, coved to ceiling. Opening into:

KITCHEN 13' x 9' (3.96m x 2.74m) UPVC double glazed window to rear, part glazed door to side. Range of fitted units to both base and eye level. Roll edge work tops incorporating 1.25 bowl stainless steel sink unit with matching drainer. Space and plumbing for washing machine and dishwasher. Range cooker with Stainless steel extractor canopy above. Double oven. Part tiled walls, laminate flooring, coved to ceiling. Concealed wall mounted valiant boiler.

FIRST FLOOR LANDING Obscure double glazed window with coloured lead lights above. Access to loft aspace.

BEDROOM ONE 17' 1" > 14' 4 x 12' 7" (5.21m x 3.84m) Double glazed windows with coloured lead lights to front and side aspects. Radiator, power points, TV point, picture rail, coved to ceiling.

BEDROOM TWO 14' 5" x 11' 0" (4.39m x 3.35m) UPVC double glazed window to rear, power points, picture rail, radiator, coved to ceiling.

BEDROOM THREE 12' x 9' 1" (3.66m x 2.77m) UPVC double glazed window to rear, power points, radiator, coved to ceiling, picture rail.

BEDROOM FOUR 9' 11" x 7' 6" (3.02m x 2.29m) UPVC double glazed window to front with coloured lead lights above, power points, radiator, picture rail, coved to ceiling.

BATHROOM Obscure double glazed window to side aspect. White suite comprising of panelled bath with chrome mixer taps and shower attachment over, single shower cubicle with rainfall system, low level WC, pedestal wash hand basin, part tiled walls, laminate flooring, radiator, built in cupboard.

REAR GARDEN Commences with a patio area and rest is mainly laid to lawn with mature shrub borders. Access to side, outside tap.

FRONT GARDEN To the front of the property there is a blocked paved driveway providing off street parking.