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**184 Elm Road , Leigh-on-sea , SS9 1SB**  
 Guide Price £500,000 - £550,000



**\*\*GUIDE PRICE £500,000 - £550,000\*\***  
 Essex Countryside proudly presents this inviting three-bedroom family home located in the heart of Leigh-On-Sea, just a stone's throw away from Leigh Broadway and to top it off this home comes with multiple spaces available!



Inside, the property boasts an open-plan layout on the ground floor, featuring a beautifully fitted kitchen. Upstairs, you'll find two spacious double bedrooms, one generous single bedroom, and a family bathroom. To top it off, a stunning, well-established South-facing garden completes this delightful family abode. Don't miss out—contact us today to schedule a viewing!

- THREE DOUBLE BEDROOMS
- LOCATED IN THE HEART OF LEIGH-ON-SEA
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- SOUTH FACING REAR GARDEN
- SPACIOUS THROUGHOUT
- EASY ACCESS TO LEIGH BROADWAY
- WITHIN WALKING DISTANCE OF THE TRAIN STATION
- CHARACTER HOME WITH A MODERN DESIGN THROUGHOUT



**ENTRANCE HALL** Smooth ceiling, solid oak wooden flooring, wall mounted radiator, carpeted stairs leading to first floor.

**GROUND FLOOR CLOAKROOM** Fitted with a two piece suite comprising low level w/c with push button and wash hand basin with mixer tap, smooth ceiling with inset spotlight, obscure double glazed window to side, tiled walls and flooring.

**LOUNGE / DINER** 25' 11" x 12' 0" (7.9m x 3.66m)

**LOUNGE** Double glazed bay window to front with fitted shutter blinds, smooth ceiling with pendant light fitting and coving, log burner with slate tile hearth, wall mounted radiator, solid oak flooring throughout.

**DINING AREA** Double glazed windows and French doors leading to rear garden, smooth ceiling with inset spotlights, vertical wall mounted radiator, opening through to...

**KITCHEN** 9' 1" x 8' 2" (2.79m x 2.49m) Fitted with beautiful cottage style wall and base units with complementary solid oak work surface and inset one and a half butler sink with mixer tap, tiled splash backs, induction hob with extractor over, eye level oven and grill, integrated appliances include dishwasher and washing machine with space for large fridge freezer, double glazed window looking out to rear garden, smooth ceiling with spotlights continuing from dining area.

**FIRST FLOOR LANDING** Double glazed obscure window to side, loft access, picture rail, carpet laid to floor, doors to accommodation.

**BEDROOM ONE** 13' 10" x 11' 3" (4.24m x 3.43m)

Smooth ceiling with coving, ceiling rose and pendant lighting, double glazed bay window to front, wall mounted radiator, newly laid carpet.

**BEDROOM TWO** 11' 6" x 11' 3" (3.51m x 3.45m)

Double glazed window to rear, storage cupboard housing 'Worcester' boiler, wall mounted radiator, newly laid carpet.

**BEDROOM THREE** 7' 10" x 7' 3" (2.41m x 2.21m)

Double glazed window to front, wall mounted radiator, carpet laid to floor.

**BATHROOM** 8' 2" x 7' 1" (2.49m x 2.16m)

Fitted with a four piece suite comprising corner walk in shower cubicle, free standing modern oval bath with shower attachment, wash hand basin in vanity unit with mixer tap and low level w/c with push button, smooth ceiling with inset spotlights, double glazed obscure window to side, chrome heated towel rail, tiled walls and flooring.

**FRONT GARDEN** Fully paved providing off street parking for multiple vehicles, low level fence to side, false grass area with black iron fencing to front.

**SOUTH FACING REAR GARDEN** Commencing with raised slabbed patio area with steps down to a well maintained turfed garden and further paved patio to rear, with beautiful established flowers, plants and shrubbery to both sides and fence to all boundaries, outside tap, gated access to side leading to front driveway.