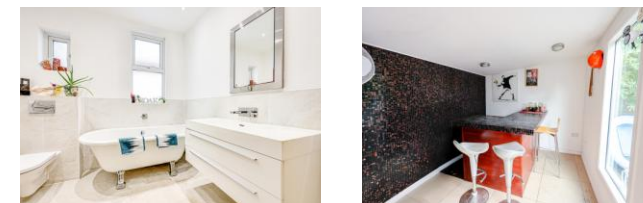


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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126 Rectory Grove, Leigh-on-Sea, SS9 2HL £600,000



Essex Countryside are delighted to offer for sale this exceptional three double bedroom semi detached character property which is situated within the heart of Leigh on Sea and within a five minute walk of Leigh on Sea mainline railway station.

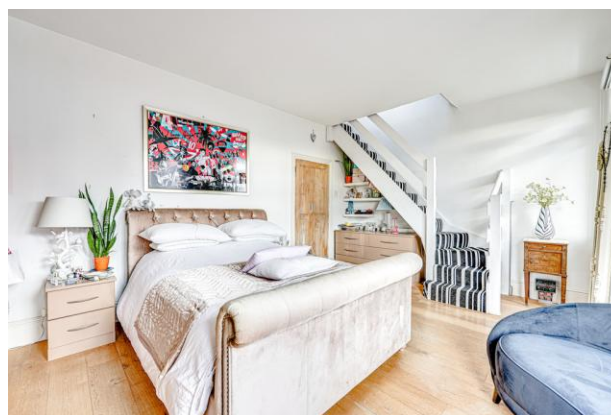
The accommodation comprises of a spacious entrance hall, lounge, superb open plan kitchen / diner with bi-folds opening to the rear, utility room & ground floor shower room. To the first floor there are three double bedrooms and a staircase from the master bedroom to the loft and a bathroom suite.

Outside there is access to a detached entertainments room with a bar.

- PRIME LOCATION IN THE HEART OF LEIGH ON SEA
- BEAUTIFULLY DECORATED THROUGHOUT
- THREE DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- UTILITY ROOM
- FIVE MINUTE WALK TO LEIGH MAINLINE RAILWAY STATION
- LUXURY BATHROOM SUITE
- LARGE LOFT AREA WITH VELUX WINDOWS WITH POTENTIAL TO CREATE AN ADDITIONAL BEDROOM
- DETACHED ENTERTAINMENTS ROOM WITH BAR
- VIEWING HIGHLY RECOMMENDED



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ENTRANCE HALL 21' 0" x 5' 8" (6.4m x 1.73m)
Composite entrance door with glazed inset leading into a spacious entrance hall with stairs rising to the first floor, under stairs cupboard housing meter, radiator, coved to ceiling.

LOUNGE 15' 1" x 13' (4.6m x 3.96m) UPVC double glazed bay window to front, power points, TV point, radiator, feature fireplace with marble inset and hearth, coved to ceiling.

GROUND FLOOR SHOWER ROOM 11' 4" x 4' 7" (3.45m x 1.4m) Obscure UPVC double glazed window to side aspect, low level WC, wall mounted wash hand basin, walk in shower with rainfall shower system, half tiled walls, tiled flooring, inset spot lights.

KITCHEN/DINER 19' 2" x 17' 3" (5.84m x 5.26m) Bi-folds opening onto a rear patio area, velux windows to side aspect. An extensive range of fitted units to base and eye level with granite work tops and upstands incorporating a circular stainless steel sink unit and matching drainer, drawer pack. Five ring gas hob with stainless steel extractor canopy above, miele electric oven. Integrated appliances include wine cooler, microwave and coffee machine. Underfloor floor heating, tiled flooring, space for American style fridge / freezer, fitted breakfast bar.

UTILITY ROOM 11' 6" x 6' 2" (3.51m x 1.88m) Obscure double glazed door to side, UPVC double glazed window to side. Fitted units to both base and eye level, work tops incorporating a butler style sink with mixer tap, space and plumbing for washing machine, dishwasher & tumble dryer, tiled flooring, inset spot lights, built in cupboard housing wall mounted IDEAL boiler.

FIRST FLOOR LANDING 17' 3" x 5' 5" (5.26m x 1.65m)
Build in cupboard, power points.

MASTER BEDROOM 16' 1" x 15' 2" (4.9m x 4.62m)
UPVC double glazed bay window to front aspect, UPVC double glazed door leading onto a south facing balcony . Extensive range of fitted wardrobes to one wall, radiator, power points, stairs rising to second floor loft room.

LOFT ROOM 16' 6" x 12' 0" (5.03m x 3.66m) This could be converted into an additional bedroom subject to planning. Velux windows to both front and rear aspects, inset spot lights.

BEDROOM TWO 12' x 11' 6" (3.66m x 3.51m) UPVC double glazed window to rear aspect, power points, radiator, built in wardrobes to one wall.

BEDROOM THREE 11' 5" x 10' 7" (3.48m x 3.23m) UPVC double glazed window to rear aspect, radiator, power points, feature cast iron fireplace.

BATHROOM SUITE 8' 4" x 7' 10" (2.54m x 2.39m)
Obscure double glazed windows to side aspect. White suite comprising of free standing bath with claw feet, concealed WC, vanity sink unit with sliding drawers, tiled flooring, half tiled walls, inset spot lights.

REAR GARDEN The rear garden commences with a ceramic tiled patio with steps leading to a decked area with further step leading to a detached entertainments room., Access to side.

ENTERTAINMENTS ROOM 19' 1" x 8' 6" (5.82m x 2.59m) With double doors to front and adjacent windows to front, fitted bar area, power points.