



HAIR & SON
THE ESTATE OFFICE

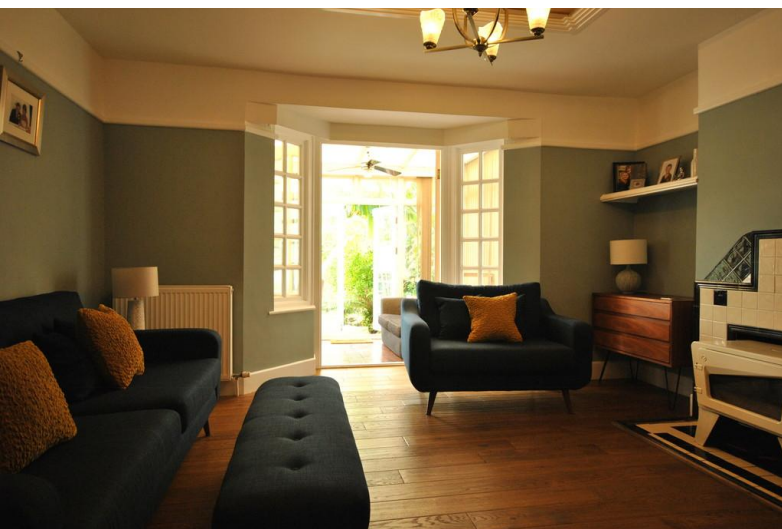
Western Road

Leigh-on-Sea

- Charming character home
- Four bedrooms
- Hugely popular Marine Estate location
- Two large reception rooms

£750,000

CHARMING CHARACTER HOME! - MARINE ESTATE LOCATION! A spacious and well presented four bedroom family home. Two large reception rooms, impressive kitchen, utility, 21' garden room and a superb 80' garden MAKE THIS A MUST SEE!





THE PROPERTY....

...Is situated on the highly sought after Marine Estate and therefore is within easy reach of Leigh's Mainline Station to London's Fenchurch Street, Leigh's vibrant Broadway and a number of schools which cater for all age groups.

Upon entering the property, there is a large L-shaped hallway with attractive solid wood flooring. All ground floor rooms are accessed from here.

There are two good size reception rooms, a ground floor cloakroom, superb fitted kitchen and a delightful 21' garden room. The garage has been converted to provide a good size utility room which leads through to a store room.

The first floor comprises of four good size bedrooms, and a delightful period feature bathroom.

The rear garden is a particular feature of this property 80' in length southerly facing the established garden is very secluded with an abundance of trees and shrubs. There is a large timber summer house with power and light connected.

The property offers a wealth of original features and has been very well maintained throughout. We strongly advise an early viewing.

LARGE L-SHAPED HALLWAY

CLOAKROOM

SITTING ROOM

19' x 10' 10" (5.79m x 3.3m)

LIVING ROOM

14' 10" x 14' 4" (4.52m x 4.37m)

KITCHEN

12' 2" x 10' 10" (3.71m x 3.3m)

UTILITY ROOM

8' x 6' 3" (2.44m x 1.91m)

STORE ROOM

7' 7" x 7' 6" (2.31m x 2.29m)

GARDEN ROOM

21' x 10' 6" (6.4m x 3.2m)

BEDROOM ONE

14' 6" x 10' 10" (4.42m x 3.3m)

BEDROOM TWO

14' 3" x 12' 2" (4.34m x 3.71m)

BEDROOM THREE

10' x 8' (3.05m x 2.44m)

BEDROOM FOUR

10' 11" x 7' (3.33m x 2.13m)

BATHROOM

8' 2" x 7' 9" (2.49m x 2.36m)

80' SOUTH FACING GARDEN



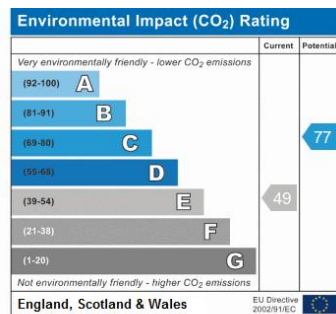
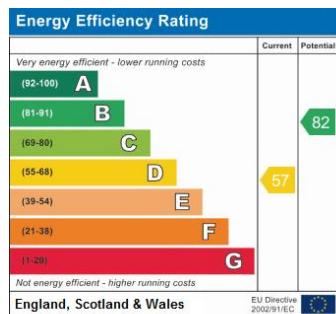
VIEWING BY APPOINTMENT WITH HAIR AND SON.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.









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