



32 Berkeley Gardens

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**GILBERT
& ROSE**

32 Berkeley Gardens Leigh-On-Sea Essex SS9 2TE

Guide price £700,000



Guide Price £700,000 - £725,000

Located in the highly sought after Marine Estate, this wonderful semi detached family home is bright and spacious throughout and could be the perfect purchase for those with a growing family. The current owners have really invested a lot into this property creating the perfect home for a family yet keeping it modern and stylish from top to bottom. As you enter this spectacular property, you will discover a grand hallway with doors off to a lounge, sitting room and stunning dining room all open into one another, modern kitchen/breakfast room, downstairs cloakroom, four piece suite family bathroom and four double bedrooms. The exterior of this property is also impressive with ample off street parking, garage for additional storage space and large rear garden with a seating area perfect for outdoor dining and entertaining friends and family throughout the summer. Location wise, you really benefit from being in walking distance to the best local amenities such as only an 18 minute walk from Leigh station where you can catch the train to London in under an hour and Old Leigh for great pubs and views of the Estuary, a 25 minute walk from Leigh Broadway where you'll find excellent shops, cafes and restaurants, bus connections with multiple routes and in catchment to Westleigh Infant & Juniors School and Belfairs Academy.



Entrance

Double doors into porch with double glazed windows to front, pendant lighting, tiled flooring, further door into hallway comprising stained glass lead light window secondary glazed to front, pendant lighting, radiator, engineered oak flooring, stairs leading to first floor landing, doors to:

Downstairs Cloakroom

Two piece suite comprising wall mounted wash hand basin, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring, radiator, storage under stairs.

Kitchen

19'1" x 13'8" (5.84m x 4.17m)

Range of wall and base level units with bamboo work surfaces above incorporating one and a half stainless steel sink and drainer unit, integrated Neff double oven, gas hob and extractor unit over, integrated dishwasher, space for American style fridge freezer, washing machine and tumble dryer, breakfast bar extended from work surface, double glazed door to side providing side access, double glazed window to rear and side, smooth ceiling with fitted spotlights, tiled splashbacks, tiled flooring, radiator, engineered oak flooring, open into:



Sitting Room

12'9" x 12'9" (3.89m x 3.89m)

Coved corning to ceiling with pendant lighting, feature log burner with oak mantle and granite hearth, radiator, engineered oak flooring, open into:

Lounge

16'7" x 14'0" (5.08m x 4.27m)

Double glazed bay window to front, coved corning to ceiling with pendant lighting, radiator, gas feature fireplace, carpeted flooring.

First Floor Landing

Pendant lighting, loft access, storage cupboard, carpeted flooring, doors to:

Bedroom One

16'9" x 13'8" (5.11m x 4.19m)

Double glazed bay window to front, coved corning to ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Two

12'9" x 12'7" (3.89m x 3.86m)

Double glazed window to rear, pendant lighting, radiator, laminate flooring.



Dining Room

11'6" x 9'3" (3.53m x 2.82m)

Double glazed bi-folding doors to rear leading into rear garden, double glazed window to rear, double glazed vaulted ceiling, feature exposed brick wall, wall mounted vertical radiator, engineered oak flooring, open into:

Bedroom Three

13'5" x 8'5" (4.09m x 2.57m)

Double glazed window to rear, pendant lighting, radiator, laminate flooring.

Bedroom Four

12'9" x 8'9" (3.89m x 2.67m)

Double glazed window to front, pendant lighting, eaves storage, radiator, laminate flooring.

Bathroom

Four piece suite comprising tiled panelled bath, corner shower cubicle with shower attachment over, wall mounted wash hand basin, low level w/c, double glazed obscure window to rear, smooth ceiling with fitted spotlights, radiator, tiled walls, tiled flooring.

Rear Garden

Decked seating area with further slab paved seating area leading onto lawn, feature shrub borders, summer house to rear on raised decked area with power and lighting and second summer house both to remain, side gated access to front garden.

Front Garden

Shingle driveway with block paved pathway leading to front door, access to garage, side gated access to rear garden.

Garage

Up and over door, door to side providing side access, power and lighting.







Ground Floor



First Floor

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