

Stonehill Road, Leigh on Sea

4 2 1

£499,995 *Freehold*

KEY FEATURES

- Extended Semi-Detached Family House
- Four Bedrooms
- Two Reception Rooms and Study
- Detached Garage with Utility Room
- Good Size Rear Garden with Garden Cabin/Office
- Cloakroom/wc





Leigh On Sea

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Winkworth of Leigh are delighted to offer for sale this deceptively spacious and cleverly extended four-bedroom semi-detached family home, which has been lovingly occupied by the same owners for over 30 years and enjoys a generous corner plot.

Offering versatile accommodation throughout, the property provides an excellent balance of reception and bedroom space, making it an ideal home for growing families.

The ground floor comprises a welcoming entrance hall, ground floor cloakroom, spacious lounge with bay window, separate dining room and an impressive modern fitted kitchen with French doors opening onto the rear garden.

To the first floor are four well-proportioned bedrooms, an additional study and a contemporary family shower room.

Externally, the property continues to impress with generous gardens to both the front and rear, a detached garage, separate utility room and ample off-street parking. The rear garden also benefits from a versatile garden cabin/office with light, power and internet connection.

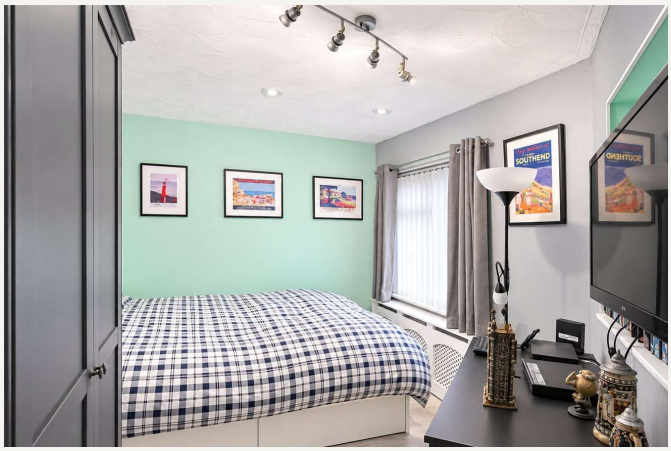
Situated on the popular Stonehill Road in Leigh-on-Sea, the property is ideally positioned for access to Belfairs Woods and Nature Reserve, together with nearby local shops, bus routes and everyday amenities.













Entrance Hall - A particularly spacious entrance hall featuring a double-glazed window to the front aspect, wood flooring, radiator and stairs rising to the first floor with useful under-stairs storage cupboard. Doors lead to the ground floor accommodation.

Cloakroom - Fitted with a two-piece suite comprising low-level WC and wash hand basin with mixer tap, tiled flooring, radiator and double-glazed obscure window to the front aspect.

Lounge - 14'11" x 12'6" (4.55m x 3.8m) A comfortable reception room featuring a double-glazed bay window to the front aspect, coved ceiling and radiator.

Dining Room - 15'2"max x 14'5" max (4.62mmax x 4.4m max) A generous second reception room offering excellent space for family dining and entertaining, with a double-glazed window to the front aspect, door leading to the rear garden and radiator.

Kitchen - 18'10" x 10'6" (5.74m x 3.2m) An impressive fitted kitchen with double glazed window and French style doors overlooking and providing direct access to the rear garden. The kitchen is fitted with a one-and-a-quarter bowl sink unit with filtered water tap and waste disposal, set into a range of square-edged work surfaces with cupboards and drawers beneath. Integrated Bosch oven and grill, four-ring induction hob with extractor hood above, matching wall-mounted units, appliance space for dishwasher, recess for fridge/freezer and two useful storage cupboards, one housing the boiler (not tested).

First Floor Landing - Double glazed window to the front aspect and access to two loft spaces, one of which is boarded and benefits from power and Velux style windows. Doors lead to:

Bedroom - 12'1" x 11'2" (3.68m x 3.4m) A well-proportioned bedroom with double glazed window to the rear aspect and radiator.

Bedroom - 12'2" x 9'3" (3.7m x 2.82m) Another good-sized bedroom featuring a double-glazed bay window to the front aspect and radiator.

Bedroom - 12'3" (3.73) x 7'10" (2.4) plus door recess Double glazed window to the rear aspect and radiator.

Bedroom - 15'1" x 6'6" (4.6m x 1.98m) A versatile fourth bedroom with two double glazed windows to the front aspect and radiator.

Study - 8'3" (2.51) x 4'6" (1.37) plus recess An ideal home-working space with double glazed window to the front aspect and radiator.

Shower Room - Double glazed obscure window to rear. Fitted with a contemporary four-piece suite comprising a fully tiled shower cubicle, low-level WC, wash hand basin with mixer tap and vanity unit beneath. Fully tiled walls and heated towel rail.

Garage - With power and lighting connected and internal access to: -

Utility Room - Fitted with a stainless-steel sink unit with cupboard beneath, plumbing and appliance space for washing machine, built-in storage cupboard and double-glazed window and door overlooking and leading to the rear garden.

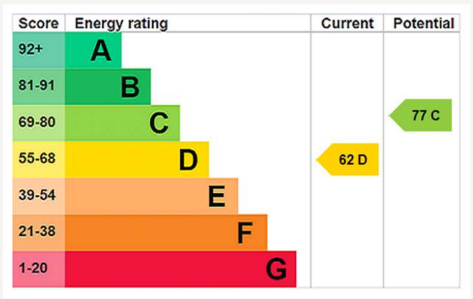
Rear Garden - A particularly attractive feature of the property is its generous rear garden, commencing with a crazy-paved patio area immediately adjoining the house, with steps leading up to the remainder of the garden, which is predominantly laid to lawn. The garden is enclosed by screen panel fencing and complemented by established flower and shrub borders.

There is also a versatile garden cabin/office benefiting from light, power and internet connection, together with an outside water tap, side access to the front of the property and personal access to the utility room and garage.

Front Garden - The front garden is laid to lawn and provides ample off-street parking, with access to the detached garage



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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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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