



LEIGH HALL ROAD, LEIGH ON SEA  
**GUIDE PRICE: - £600,000 TO £650,000 FREEHOLD**

## A BEAUTIFULLY MAINTAINED FOUR BEDROOM HOUSE SOUTH OF THE LONDON ROAD

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





## DESCRIPTION:

\*\*\*Guide price £600,000-£650,000\*\*\*

A beautifully maintained family home boasting a delightful blend of modern features and traditional character. This well-maintained property offers four double bedrooms, providing ample space for a growing family or those who enjoy entertaining guests. The interior is bright and spacious, with stylish touches throughout, creating a warm and inviting atmosphere.

The property also benefits from an East backing garden and two patio area, perfect for enjoying outdoor living during the warmer months. Situated in a desirable location, this home offers easy access to local amenities, schools, transport links and Leigh Train Station within walking distance, serving London Fenchurch Street via the C2C line.

With its homely feel and convenient features, this property presents a wonderful opportunity for those seeking a comfortable and stylish place to call home. Don't miss out on the chance to make this property your own.

Accommodation: -

Entrance door to entrance hall

Entrance Hall: - Stairs to first floor and doors to all rooms

Lounge: -17'8 into bay x 12'5. A lovely bright and spacious room with large double-glazed bay window to front. Feature fire place. Coving and picture rail.

Dining Room: -16'7 into bay x 10'5. A large bay with French style doors to rear with windows to either side leading to the rear garden. Coving to ceiling.

Kitchen: -23 x 7'3. Double glazed window to rear with door to side. A modern fitted kitchen comprising of sink unit with mixer tap inset into working surfaces base units below and matching eye level units above with lighting under. Tiled surrounds, 4 ring gas hob, oven to side and extractor above. Space for further kitchen appliances. Smooth plaster ceiling with inset spot lighting.

Cloakroom/wc: - Low level wc and was hand basin.

First Floor Landing: - Doors to all rooms and stairs to 2nd floor.

Bedroom Two: -17'8 x 11'8. A lovely bedroom with a large double-glazed bay window to front. Coving and picture rail.

Bedroom Three: - 13'3 x 11'4>7'4. Double glazed window to rear.

Bedroom Four: - 13'3 x 7'8. Double glazed window to rear. Picture rail.

Study: -5'91 x 4'95. Double glazed window to front.

Bathroom: - 7'47 x 6'4. Double glazed obscure window to rear. Modern white suite comprising of bath with shower and glass screen, low level wc and wash hand basin. Tiling to walls and heated towel rail.

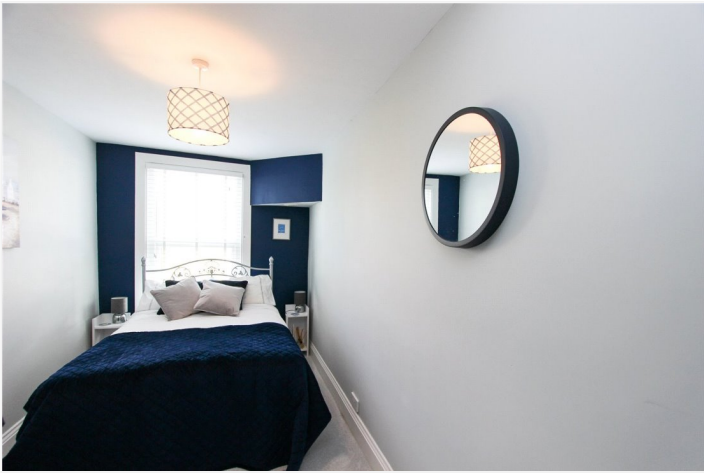
2nd Floor: -

Bedroom One: - 20'3 x 13'9 >8'86. A beautiful dual aspect bedroom with double glazed window to rear and two Velux windows to front. eves storage.

En-Suite: -6'7 x 4'4 Double glazed obscure window to rear. A modern suite with walking shower, low level wc and wash hand basin. Tiling to walls.

Rear Garden: - A lovely East backing garden commencing with a patio area steps down to artificial lawn and a further patio at rear.





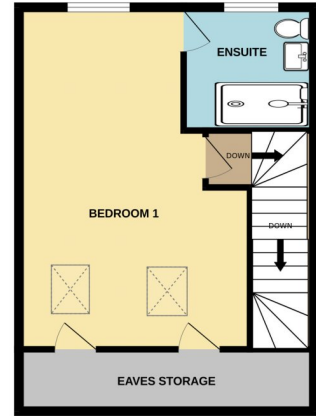
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2025

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** D

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.

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.