



WARREN ROAD, LEIGH ON SEA
GUIDE PRICE :-£1,400,000 TO £1,500,000 FREEHOLD

EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME NEAR BELFAIRS WOODS

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DESCRIPTION:

Reception Hall 14'65 x 9. A grand spacious reception hall with stairs rising to landing. Wooden Herringbone flooring, cast iron feature radiator, large storage cupboard and doors to all rooms. Ample power points, alarm control panel.

Downstairs cloakroom: - Automatic light sensors, inset spot lights, tiled walls and flooring. Vanity wall mounted wash hand basin and WC.

Formal Lounge - 18'4 x 13'01. Double glazed windows to front and both side aspects, fitted blinds and curtains to remain. Wooden herring bone flooring. Marble surround fireplace with inset wood burner, chandelier light fitting. Radiator, ample power points, TV point, CAT 5 connections.

Reception Room - 17' x 12'68. Double glazed windows to front and side aspects, fitted blinds and curtains to remain. Wooden herring bone flooring. Black marble hearth, wood burner. Radiator, ample power points, TV point, CAT 5 connections.

Kitchen/diner - 37'5 max x 14'29.

Dining area: - Feature Art-Deco designed stained-glass double-glazed window to side aspect and triple bi-fold doors to leading to rear garden. Marble tiled flooring with underfloor heating. Pendant light fitting, inset spot lights, ample power points.

Kitchen area: - Double glazed windows to rear and side aspect. Marble tiled flooring with underfloor heating. Beautiful bespoke solid wooden fitted kitchen with central island with two integrated Hotpoint fridge drawers under. A range of floor and wall mounted cupboards and drawers. Granite work surfaces, double inset butler sink with mixer tap. Siemens 5 ring induction hob with Siemens extractor. Double Siemens oven, Siemens dishwasher. Pendant light fitting, inset spot lighting, ample power points CAT5 points. Doors leading to reception hall way and utility room.

Utility room - 8'87 x 4'05. Double glazed window and door to side aspect. Range of wall and floor mounted units with granite work surfaces, stainless steel sink unit. Two door Samsung fridge freezers, Beko washing machine, Beko tumble dryer.

Stairs with fitted carpet leading to first floor: - Galleried Landing with wooden balustrades, engineered oak flooring, Double glazed window with fitted blinds and curtains to remain. Radiator. Tall pendant polished chandelier chrome and crystal light fitting extending from the top floor down to the reception hall, inset spot lights, ample power points. Doors to all rooms and stairs to second floor.

Bedroom 2 (rear) - 17'5 x 12'75. Double glazed windows to rear and side aspect with fitted curtains to remain, engineered oak flooring, bespoke fitted wardrobe's, bedside tables, and drawers. Ample power points, TV point, CAT5 points. Radiator.

En-suite bathroom - 9'8 x 9'5. Double glazed window to rear aspect. Tiled flooring, underfloor heating, part tiled walls, double shower with shower riser and rainforest shower head, double sink vanity unit with mixer taps, mirror with inset led lighting, heated towel rail.

Bedroom 3 (front) - 13'10 x 10'97. Double glazed windows to front and side aspects, fitted curtains and blinds to remain, engineered oak flooring, pendant light fitting, ample power points, CAT5 points, radiator.

Bedroom 4 (side) - 12'74 x 10'96. Double glazed windows to front and side aspects, fitted curtains and blinds to remain, engineered oak flooring, pendant light fitting, ample power points, CAT5 point, radiator.

Bedroom 5 (rear) - 13'8 x 10'10. Double glazed windows to front and side aspects, fitted curtains to remain, engineered oak flooring, pendant light fitting, ample power points, CAT5 point.

En-suite shower - 9'95 x 3'23. Obscure double-glazed window to side aspect, tiled floor with underfloor heating, tiled walls. Single shower, sink unit with mixer tap, WC, heated towel rail, wall mounted mirrored cupboard.

Office - 9'86 x 7'84. Double glazed window to side aspect with fitted blinds to remain, ample power points, CAT5 points. Cupboard housing router and Hive heating control systems, engineered oak flooring, inset spot lights, radiator.

Bathroom - 9'37 x 7'33. Double glazed window to side aspect. tiled flooring, part tiled walls, inset spot lighting, inset led floor lights, shaver point, heated towel rail, freestanding bath and freestanding bath filler, wall mounted vanity sink unit and mixer tap, enclosed shower unit with shower riser and rainforest shower head.

Stairs rising to second floor, fitted carpet, wooden balustrade

Second Floor- Master bedroom (u-shaped) 26'7 max x 21' max. Double glazed windows to rear overlooking woodland. Vaulted ceiling with Velux windows. engineered oak flooring, two radiators, Dressing room area fitted with a range of fitted drawers and wardrobes with pull out shoe storage, three eaves storage cupboards. Pendant light fitting, inset spot lights, ample power points, TV point, CAT5 points, alarm control panel, loft access.

En-suite - 9'3 x 6'7. Velux window to side aspect. Tiled flooring, with underfloor heating, double vanity sink unit. double shower enclosure with dual shower attachment, heated towel rail, WC. Eaves storage housing boiler and water heater.

Rear garden, commencing with paved patio, leading to further block paving and a well-maintained lawn with established trees and shrubs providing a secluded outside space perfect for entertaining. There is a summer house that is fully double glazed with fitted blinds to remain, tiled flooring, ample power points. There is a large garden shed to the rear of the garage, external lighting and power points.

Frontage. Double gates leading to block paved driveway for several cars, pedestrian gate leading to block paved pathway, lawn area with trees, plants and shrubs.



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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.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-28)	F	71
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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