



## OLIVIA DRIVE LEIGH-ON-SEA, SS9 3EF

**GUIDE PRICE £625,000**  
**FREEHOLD**

GUIDE PRICE - £625,000 - £650,000. Situated in the heart of sought-after Leigh-on-Sea, this spacious and versatile four double bedroom semi-detached family home offers generous accommodation throughout and is perfectly positioned within walking distance of Leigh Broadway, excellent local amenities, schools and transport links.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# OLIVIA DRIVE

- Four Double Bedroom Semi
- En-suite to Master
- Modern Kitchen and Bathroom
- Open Plan Kitchen-Diner with Utility
- Downstairs WC & Office
- Off Street Parking for Two
- Separate Garage to Rear
- Bi-Fold Doors
- Close to Broadway
- Close to Transport Links



The property boasts a stunning open-plan kitchen/diner with bi-fold doors opening onto a beautifully landscaped rear garden, creating the perfect space for both everyday family living and entertaining. Further ground floor accommodation includes a separate lounge, utility room with adjoining downstairs WC, and an additional front reception room which offers excellent flexibility as a home office, playroom, fifth bedroom or third reception room.

Upstairs, the property features four well-proportioned double bedrooms, including a spacious principal bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the home benefits from off-street parking for two vehicles, a garage to the rear, and a landscaped rear garden designed for low-maintenance enjoyment.

A fantastic opportunity to acquire a substantial family home in one of Leigh-on-Sea's most desirable locations.

In accordance with the Estate Agents Act 1979, we confirm that the vendor of this property works at RP&C Estate Agents, the company marketing the property.

**Kitchen**

**Dining Area**

**Utility**

**WC**

**Lounge**

**Office**

**Entrance Hall**

**Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

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## ADDITIONAL INFORMATION

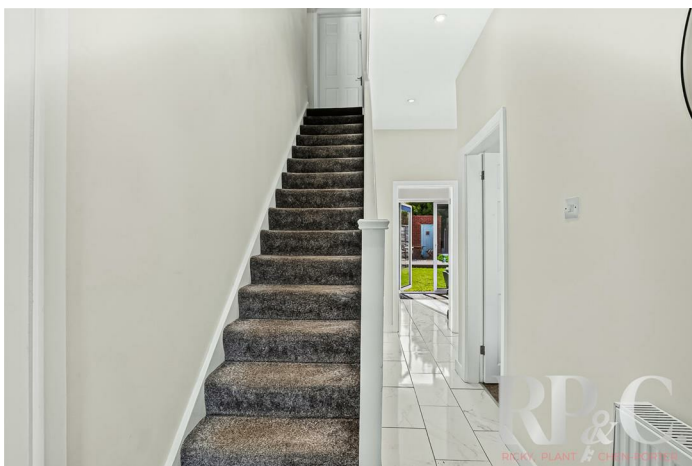
**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1606.00 sq ft**

**Tenure – Freehold**

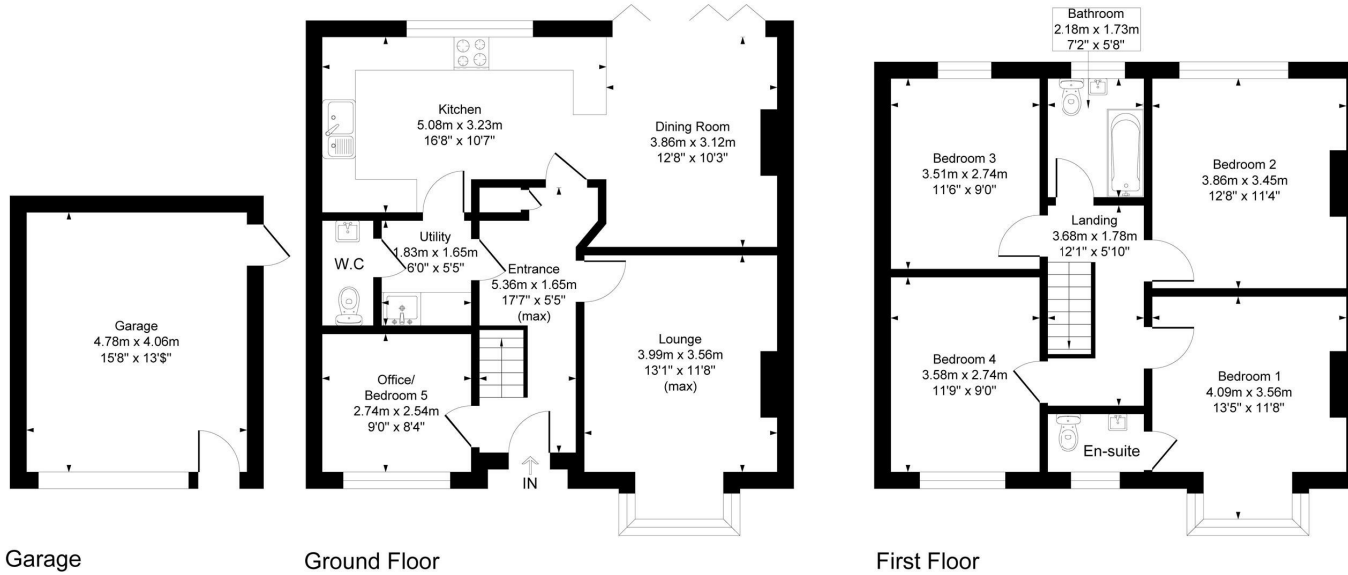


# Olivia Drive, Southend-on-Sea, Leigh-on-Sea SS9 3EF

Approximate Gross Internal Floor Area = 129.8 sq m / 1397 sq ft

Garage = 19.4 sq m / 209 sq ft

Total Area = 149.2 sq m / 1606 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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