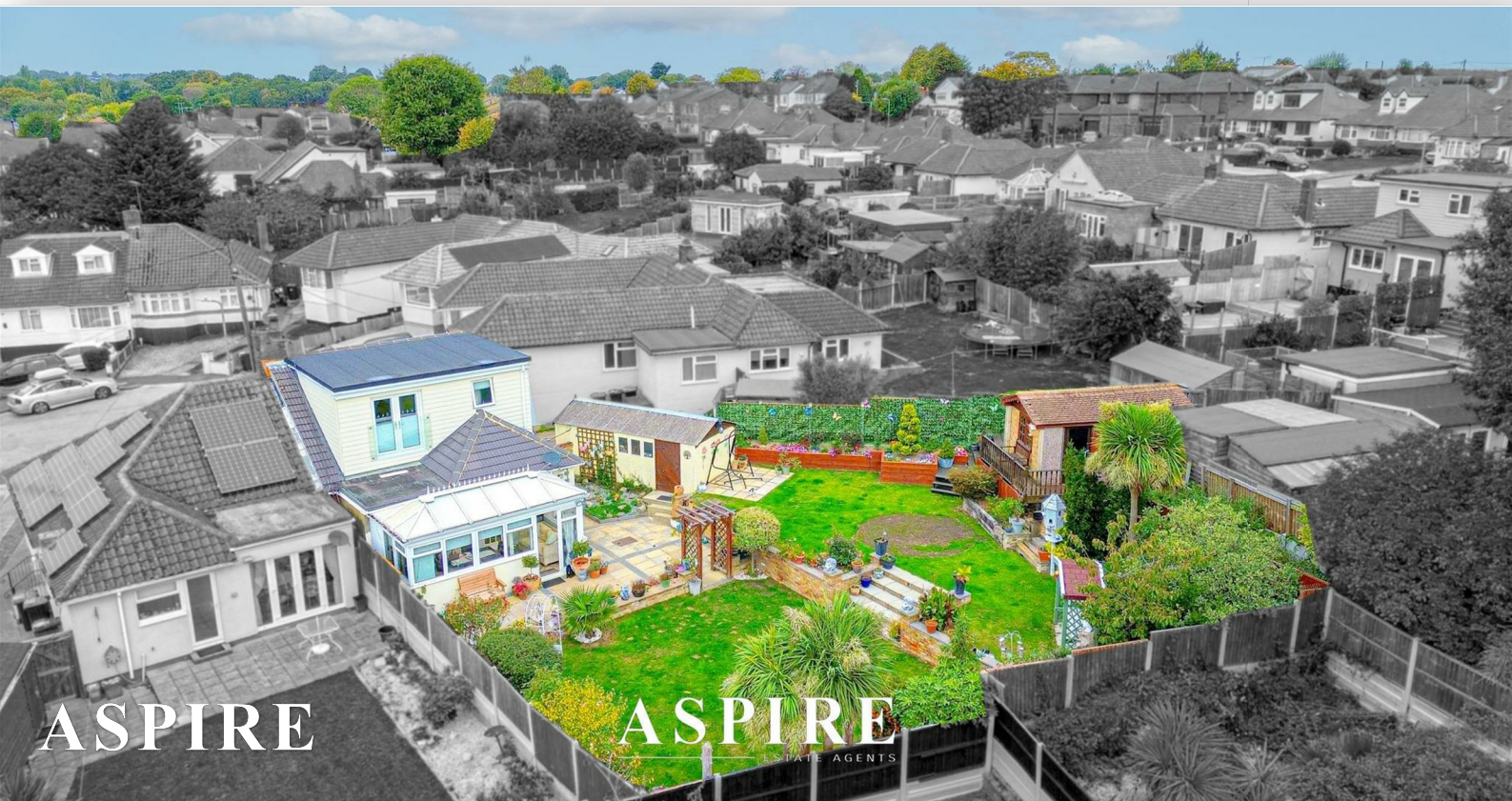


**To arrange a viewing contact us
today on 01268 777400**



Boleyn Close, Leigh-On-Sea Asking price £475,000

Aspire Estate Agents are proud to present this beautifully extended three-bedroom semi-detached chalet-style home, originally constructed as a traditional bungalow and now thoughtfully converted to provide spacious and versatile living across two floors. Situated in a sun trap garden, this property occupies a generous plot with an elevated south-facing garden offering far-reaching views, along with a detached garage, off-street parking, and a brick-built garden room ideal for home working or studio use.

The home is beautifully presented throughout and offers a fantastic layout for modern family life. On the ground floor, the welcoming entrance leads through to a spacious main lounge complete with a feature log burner, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The lounge flows naturally into a bright conservatory at the rear, providing a tranquil space to enjoy views across the stunning garden. The kitchen is well-appointed with a practical layout and direct access to the living areas and garden beyond.

All three bedrooms are generously proportioned doubles, providing ample space for family members or guests. The ground floor includes two of the bedrooms along with a stylish family bathroom, while the entire first floor has been transformed into a superb master suite. This private space includes a large bedroom area, a contemporary en suite shower room, and a separate dressing area, offering a luxurious and peaceful retreat.

Externally, the property continues to impress. The elevated rear garden is a real standout feature, which is a suntrap and attractive landscaping that provides multiple seating areas, space for entertaining, and panoramic views across the surrounding area. A detached garage is located to the side of the home, alongside off-street parking for multiple vehicles and a secure side gate providing convenient access to the rear. A fully brick-built garden room adds even more

Entrance Hall

Lounge – 6.9m x 3.1m (22'7" x 10'2")

Kitchen – 3.2m x 2.8m (10'6" x 9'2")

Bedroom Two – 3.1m x 2.9m (10'2" x 9'6")

Bedroom Three – 2.7m x 2.2m (8'10" x 7'3")

Bathroom

Conservatory – 4.8m x 2.5m (15'9" x 8'2")

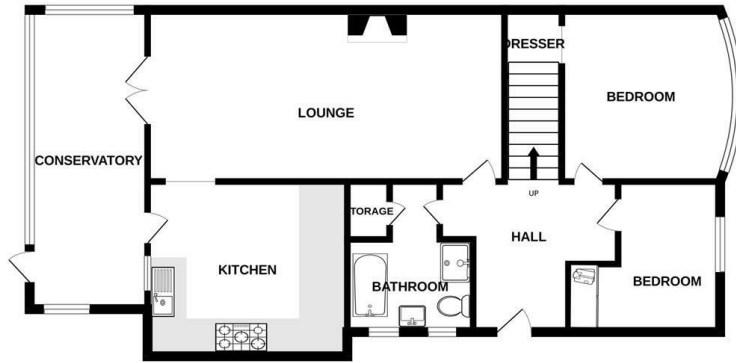
First floor landing

Master Bedroom – 4.1m x 3.5m (13'5" x 11'6")

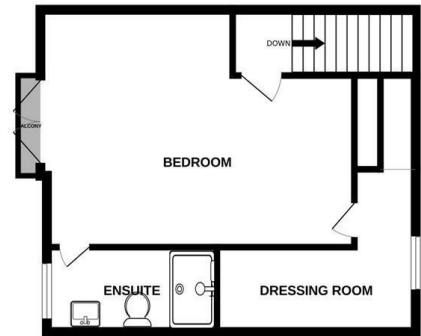
Dressing Area – 3.1m x 3.0m (10'2" x 9'10")

En Suite

GROUND FLOOR

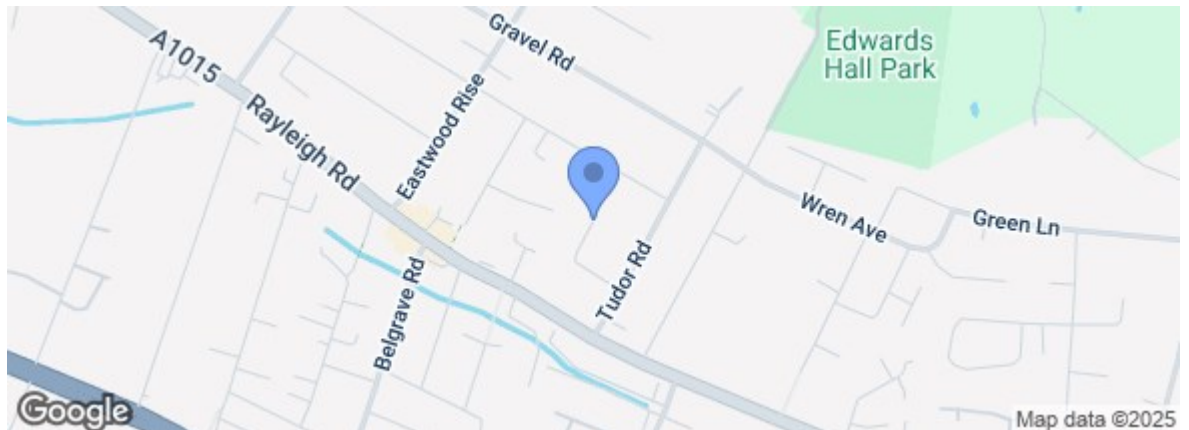


1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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