



\* £700,000- £750,000 \* GREATLY EXTENDED 'HALLS ADJOINING' FAMILY HOUSE \* NESTLED IN ONE OF THE FINEST PARTS OF THE EVER POPULAR 'MARINE ESTATE' \* UNOVERLOOKED REAR GARDEN \* An imposing semi detached house that sits proudly within one of the most sought after closes on the Marine Estate. The property has an abundance of character throughout and has the advantages of two receptions, a generous lean to and a separate utility room. The upstairs has an attractive split level landing linking the extension over the garage to the original house and boasts five great size bedrooms, an en-suite bathroom and an additional shower room. The property is walking distance to Leigh Station, the Old Town and Leigh Broadways array of bars, cafes and restaurants.

- Hugely extended semi detached home
- Two receptions, lean to and utility room
- Downstairs WC
- Traditional features throughout
- West Leigh School and Belfairs Academy catchments
- Five great size bedrooms
- Unoverlooked rear garden
- En-suite to master bedroom
- Driveway and large attached garage
- Short walk to Leigh Station, Old Town and The Broadway's shopping facilities

## Chapmans Close

Leigh-on-Sea

**£700,000**

Price Guide



# Chapmans Close



## Frontage

Block paved driveway creating parking for one large vehicle, attractive garden area with potential for further parking, access to the garage, path leading to:

## Porch

5'8" x 2'6"

Solid wood entrance door with stained glass leadlight windows to the front aspect, double leadlight French doors giving access to:

## Entrance Hallway

'L' shaped, carpeted stairs to the first floor, under stair storage, feature fireplace with a brick surround, radiator, carpets and door to:

## Lounge

15'11" x 15'10"

Double glazed leadlight bay window to the front aspect, coved ceiling, picture rail, feature fireplace with an electric fire, two radiators and carpets.

## Dining Room

14'0" x 13'3"

Leadlight stained glass bay windows to the rear overlooking the lean to and garden, door to lean to, glass door serving hatch, radiator and carpets.

## Downstairs WC

4'6" x 2'7"

Wall hung wash basin, low level WC, tiled walls, extractor fan and carpets.

## Kitchen

11'10" x 8'4"

Wall and base level units, rolled edge laminate worktops, inset 1.5 sink and drainer with a mixer tap, tiled splashbacks, integrated Neff oven and grill, space for a fridge/freezer, space for a second fridge, double glazed window and door to the rear leading out to the lean to.

## Lean to

32'7" x 5'7"

Double glazed window to the rear overlooking the garden, double glazed French doors to the rear opening onto the garden, double glazed patio doors to the rear opening onto the garden, concrete floor and door to:

## Utility Room

10'0" x 9'8"

Window and door to the rear, wall-mounted Vaillant boiler, space for further kitchen appliances such as a washing machine and further fridge/freezers, concrete floor and door to:

## Attached Garage

19'6" x 9'9"

Electric up and over roller door to the front aspect, power, lighting and concrete floor.

## First Floor Split Level Landing

Doors to all rooms, airing cupboard, loft access and carpets.

## Bedroom One

14'7" x 11'11"

Double glazed leadlight windows to the rear overlooking the garden, full range of floor to ceiling mirrored sliding door wardrobes, radiator, carpet and door to:

## Jack and Jill En-Suite Bathroom

7'4" x 6'6"

Obscure leadlight double glazed window to the rear, bath with shower above, pedestal wash basin, bidet, chrome heated towel rail, part tiled walls, carpet, electric heater and door to the landing.

## Bedroom Two

14'6" x 11'11"

Double glazed leadlight windows to the front bay, full range of fitted floor to ceiling wardrobes and top boxes, radiator and carpets.

## Bedroom Three

12'9" x 9'8"

Double glazed leadlight windows to the front aspect, floor to ceiling built-in wardrobes with top boxes, radiator and carpets.

## Bedroom Four

9'10" x 9'8"

Double glazed leadlight windows to the rear aspect overlooking the garden, floor to ceiling built-in wardrobe with top boxes, radiator and carpets.

## Bedroom Five

10'9" x 7'4"

Double glazed leadlight windows to the front aspect, coved ceiling, radiator and carpets.

## Shower Room

6'10" x 6'0"

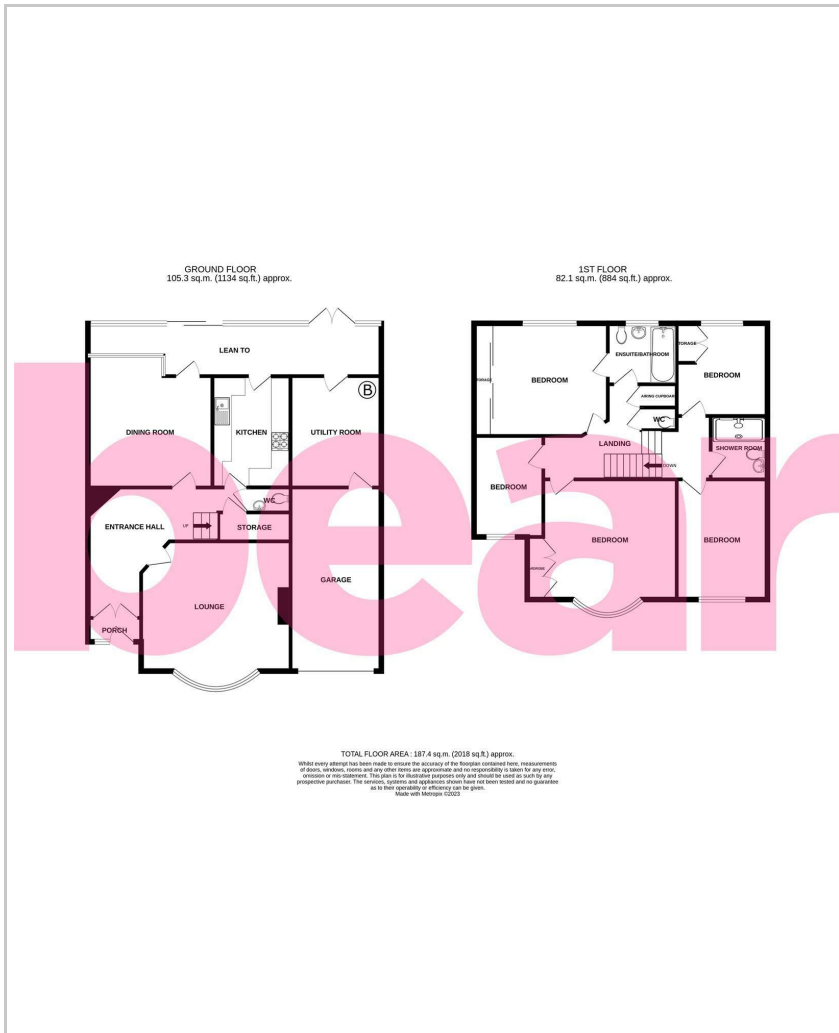
Obscure double glazed windows to the side aspect, double walk-in shower, low level WC, pedestal wash basin, chrome heated towel rail and carpets.

## Rear Garden

Commences with a raised patio area, raised decking area, remainder is laid to lawn, attractive flower and shrub borders, summer house and outside taps.



# Floor Plan



## Area Map



## Energy Efficiency Graph

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

## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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