



\* £800,000- £850,000 \* KITCHEN-FAMILY ROOM WITH TWO EXTRA RECEPTION ROOMS \* REAR EXTENSION \* LOFT CONVERSION \* PARKING FOR THREE PLUS SINGLE GARAGE \* WEST FACING GARDEN \* WEST LEIGH SCHOOL CATCHMENT \* SHORT WALK TO LEIGH STATION AND THE BROADWAY \* This wonderfully characterful and spacious home offers a versatile layout with huge practicality. Downstairs there is an incredibly bright kitchen-family room extension, overlooking the private and beautifully mature west-facing garden, a formal dining room, a separate front lounge, downstairs w/c, utility/shower room, and single garage. While on the first floor, you will find three great sized bedrooms, the master having built-in wardrobes and a four-piece family bathroom. On the top floor within the loft conversion, there is a further double bedroom with storage and a Velux/balcony window with far reaching views of the Estuary. To the front, there is ample parking and the home is positioned for not only a very short walk to Leigh Station and the Broadway, but there are amenities and bus links at the top of the road. For schooling, the property is within the West Leigh School and Belfairs Academy catchment areas, as well as being a short drive to the prestigious grammar schools of the borough- this home is not to be missed and an internal viewing is highly recommended to see first hand the enormous amount of space on offer.

- Four great sized bedrooms
- Loft conversion
- West facing garden
- Short walk to Leigh Station for commuters
- Amenities and bus links at the top of the road
- Rear extension
- Parking for three vehicles and attached single garage
- West Leigh School catchment area
- Nearby Leigh Broadway and Old Leigh
- Kitchen-family room with two separate reception rooms

## Medway Crescent

Leigh-On-Sea

**£800,000**

Price Guide



# Medway Crescent



## Frontage

Parking on hardstanding for three vehicles, access to single garage, garden wall, planting for privacy, fencing, original front door with glazing leading to:

## Entrance Hallway

Stained glass window to the front aspect, carpeted staircase rising to first floor landing, Karndean flooring, access to w/c and storage cupboard.

## Downstairs W/C

Low-level w/c with hidden cistern, wall-mounted vanity unit with wash basin and chrome mixer tap.

## Lounge

14'11" x 12'6"

UPVC double glazed window to front aspect, radiator, feature fireplace, picture rail, ceiling rose and carpet.

## Dining Room

13'9" x 11'10"

UPVC double glazed French doors and sidelights to rear aspect, ceiling rose, picture rail, feature fireplace, two radiators, laminate wood effect flooring.

## Kitchen Family Room

15'8" x 20'4"

Feature curved double glazed bay window over looking the garden with box seating and remote-controlled roller blinds, shaker style kitchen units both wall-mounted and base level comprising: granite worktops, built-in double Neff oven and induction hob with feature brickwork surround, integrated dishwasher, inset sink with mixer tap, modern vertical radiator, Karndean flooring and door to:

## Utility/Shower Room

7'1" x 6'9"

Skylight, walk-in shower, fitted cupboard housing the combination boiler (fitted new in March 2023), wall and base level units, inset sink, space for undercounter washing machine and tumble dryer, door to garage.

## First Floor Landing

Double glazed window to side aspect, carpeted staircase rising to second floor, doors to all rooms.

## Master Bedroom

14'11" x 11'10"

UPVC double glazed window to front aspect, radiator, fitted wardrobes, picture rail, skirting and carpet.

## Bedroom Two

13'9" x 11'3"

UPVC double glazed window to rear aspect, feature fireplace surround, radiator, skirting and carpet.

## Bedroom Three

8'7" x 8'0"

UPVC double glazed corner window to the front and side, radiator, carpet.

## Four-Piece Family Bathroom

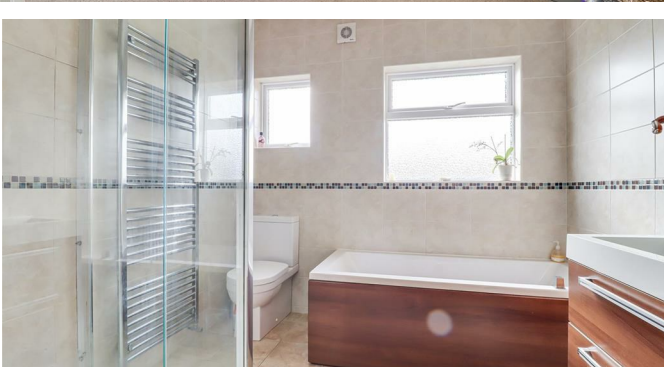
Two UPVC obscured double glazed windows to rear aspect, bathtub, corner shower cubicle, low-level w/c, floating vanity unit with wash basin and mixer tap, heated towel radiator, tiled walls and flooring.

## Bedroom Four (Top Floor)

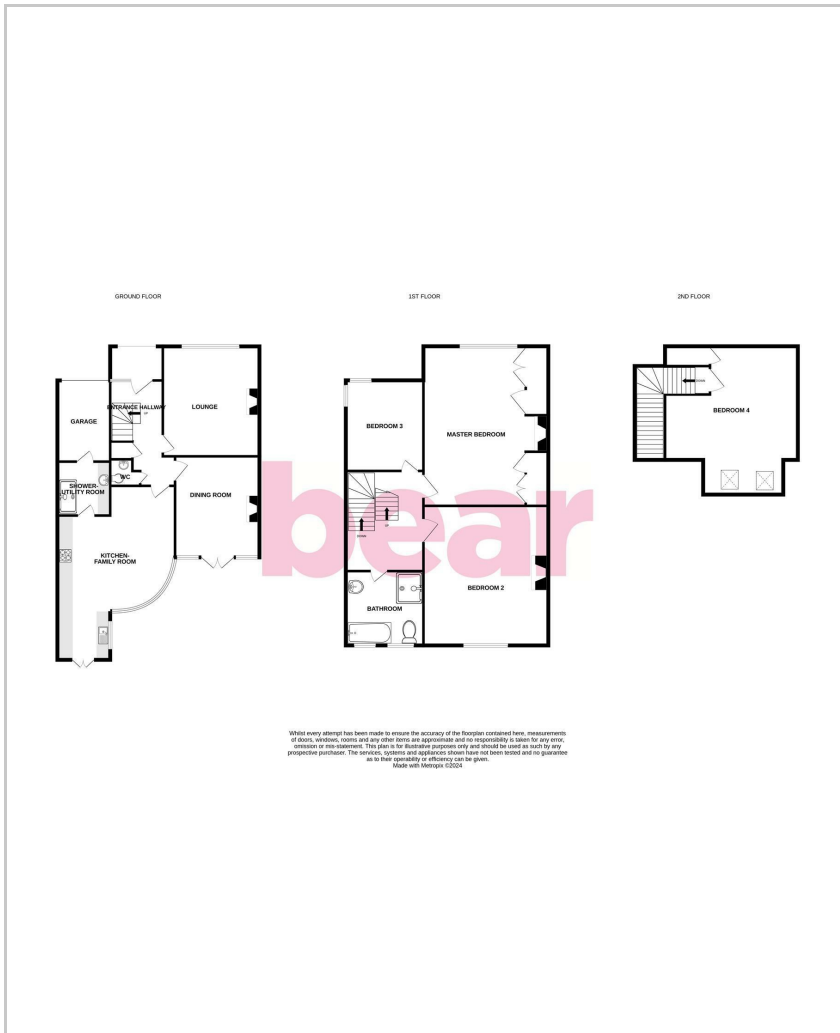
Velux skylights to the rear, one with balcony function, views of the Estuary and the Marine Estate, radiator, wardrobe, and carpet.

## West Facing Garden

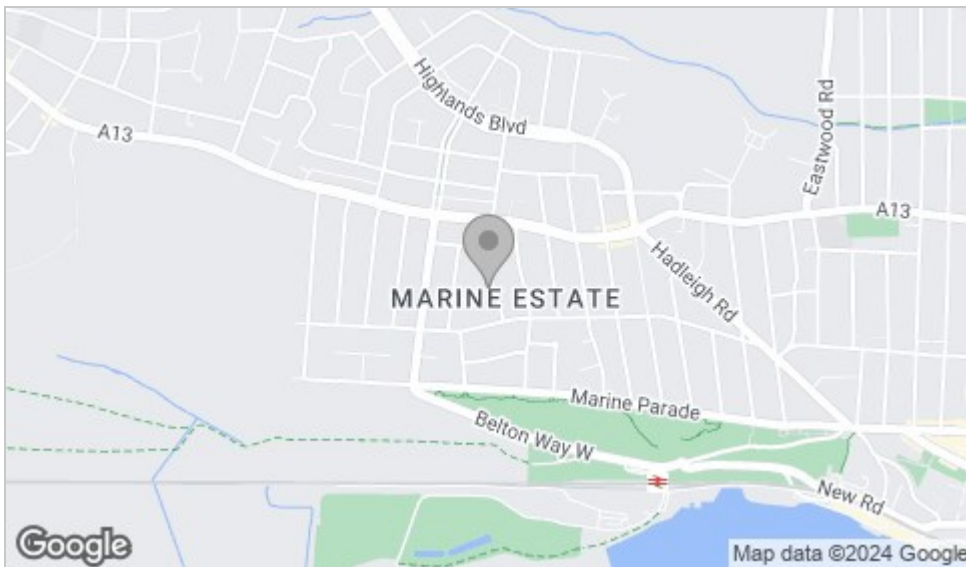
Commences with a paved patio, lawn area, mature planting borders for privacy, fenced.



# Floor Plan



# Area Map



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# 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		