



* £550,000 - £575,000 * KITCHEN-FAMILY ROOM EXTENSION * LARGE SUMMERHOUSE * ADDITIONAL W/C * WEST LEIGH SCHOOL CATCHMENT * HIGHLANDS ESTATE * AMPLE PARKING * NO ONWARD CHAIN * This charming period bungalow has been extended to the rear to allow for the modern 'kitchen-family room' layout, with three bedrooms with fitted wardrobes, a four-piece family bathroom, additional w/c and a summerhouse within the rear garden. The property also has parking for two on the driveway and resides within the popular 'Highlands Estate'. There are amenities and bus links nearby and only a walk to Leigh Station and the Broadway and West Leigh and Belfaies Academy are both within the catchment area with the grammar schools nearby. The property is available with no onward chain!

- 'Kitchen-family room' layout
- Modern interiors
- Walk to Leigh Station and the Broadway
- Parking for two
- Four-piece family bathroom
- Rear extension
- West Leigh School catchment area
- Popular 'Highlands Estate' location
- Period character
- Additional w/c

Adalia Crescent

Leigh-on-Sea

£550,000

Price Guide



Adalia Crescent



Frontage

Parking on the driveway for two vehicles, side access, front door leading to the entrance hall.

Kitchen-Family Room Extension

13'1" x 9'1"

'L' shape room with kitchen, dining and lounge areas. French doors and windows to rear aspect and a roof lantern, media wall, traditional style radiators, spotlighting, wooden flooring. Kitchen comprising; both wall-mounted and base level units, butler sink, Rangemaster style oven and hob with tiled splashback and extractor over, larder style cupboards, appliances, spotlighting, wooden flooring.

Master Bedroom

13'8" x 12'2"

UPVC double glazed bay fronted window, fitted wardrobes, traditional style radiators, skirting, spotlighting and wooden flooring.

Bedroom Two

12'5" x 10'2"

UPVC double glazed window, fitted wardrobes, radiator, skirting and wooden flooring.

Bedroom Three

10'2" x 8'2"

UPVC double glazed window, fitted wardrobe, radiator, skirting and wooden flooring.

Four-Piece Family Bathroom

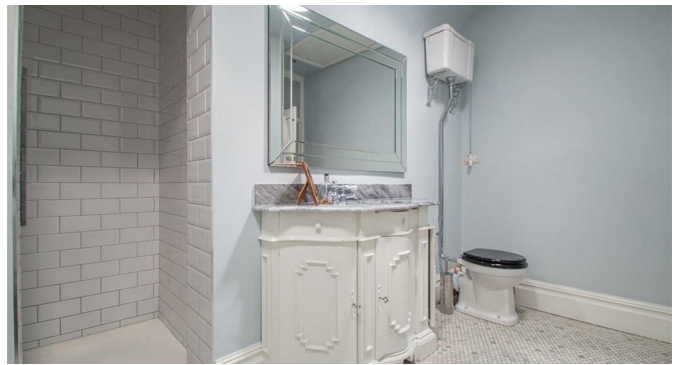
Marble bathtub, walk in tiled shower, traditional style vanity unit with wash basin, traditional style w/c and towel radiator, spotlighting, extractor fan, tiled flooring.

Second w/c

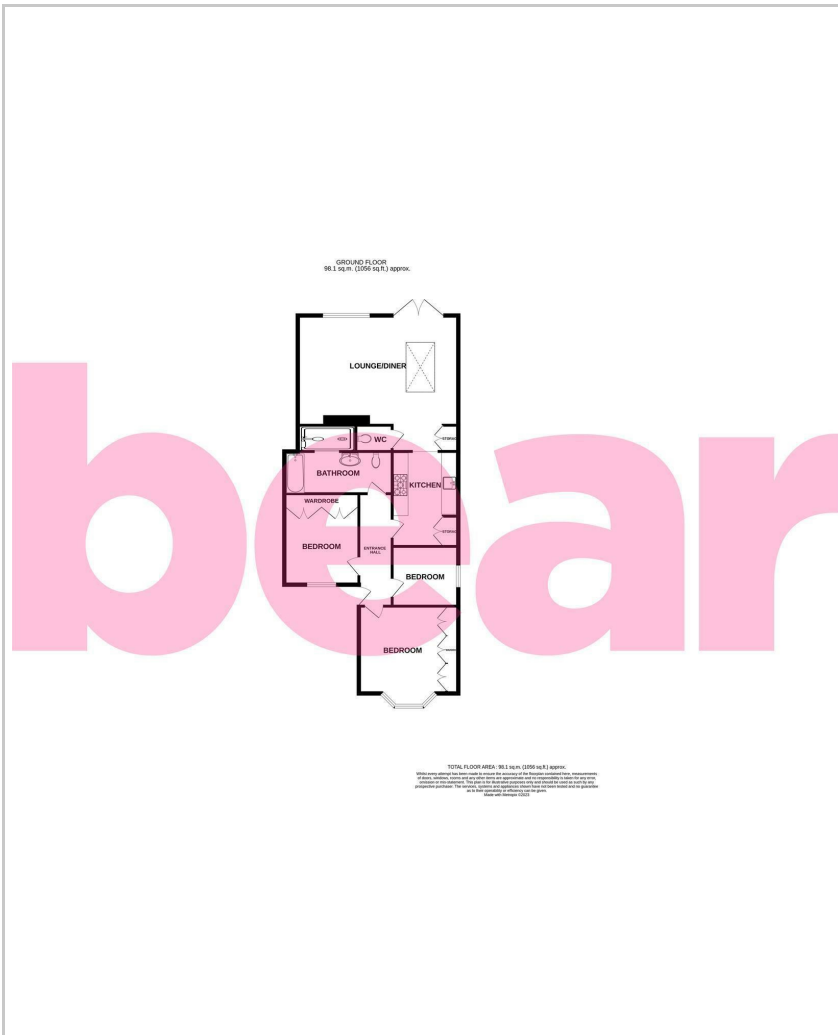
Low-level w/c, wash basin.

Rear Garden with Summerhouse

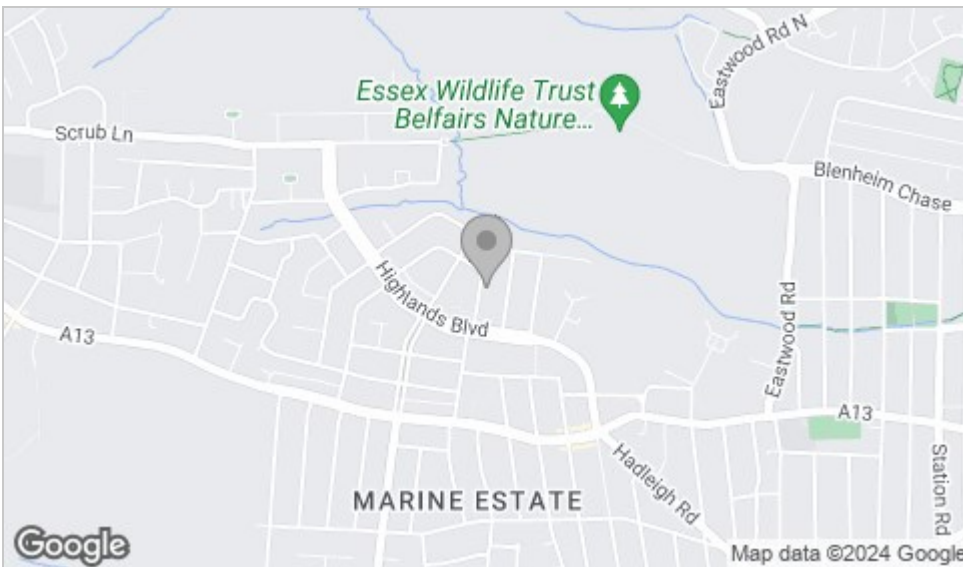
Mostly laid to lawn with decked seating area, summerhouse and side access back to the front of the property.



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.

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Energy Efficiency Graph

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	