



* £550,000 - £600,000 * PARKING * BALCONY * SOUTH FACING GARDEN * SUMMERHOUSE/THERAPY ROOM * A superb four double bedroom detached family home offering bundles of character and original features throughout. The accommodation boasts a large kitchen-diner, a separate bay fronted lounge and a cloakroom to the ground floor, whilst the first and second floor offers four double bedrooms with a south-facing balcony to master, a contemporary shower room and an office. Externally, there is a driveway to the front and a large rear garden to the rear where you will find a Summer House which is currently being used as a 'therapy room'. This fantastic property is within easy reach of the London Road and in turn leading to Leigh Broadway and Leigh mainline station with services through to London. It is also ideally placed for schools suiting and catering for all ages including the highly regarded grammar schools, Bonchurch park and Belfairs woods as well as other major travel networks.

- Characterful fully detached family home
- Off-street parking
- Bay fronted lounge
- Large West-facing rear garden
- Mainline train station and Leigh Broadway close-by
- Four double bedrooms and office space
- Open plan kitchen/diner
- Cloakroom and a contemporary shower room
- Summerhouse with power and light
- Belfairs Woods and Golf Course within walking distance

Kingswood Chase

Leigh-On-Sea

£550,000

Price Guide



Kingswood Chase



Frontage

Hardstanding driveway providing parking for one vehicle, side access to the garden, overhanging porch.

Entrance Hall

Composite front entrance doors with double glazed obscured glass, coved ceiling, dado rail, radiator, laminate flooring, carpeted staircase leading to the first floor.

Lounge

14'0 x 12'0

UPVC double glazed bay fronted windows, ceiling rose, original coved ceiling, picture rail, two alcove storage units, original feature fireplace, double radiator, laminate flooring,

Kitchen/Diner

25'7 x 14'10

Two UPVC double glazed windows to side aspect, UPVC double glazed sliding patio doors to rear aspect leading out to the rear garden, UPVC double glazed windows to rear aspect overlooking the rear garden, coved ceiling, spotlights, original feature fireplace, two double radiators, wood effect laminate flooring. Modern fitted kitchen comprising of; wall mounted wood effect units, white high gloss base units, quartz worktops, larder style units, Siemens eye level microwave oven, Siemens eye level integrated oven, centre island/breakfast bar, space for an American style fridge freezer, Siemens four ring burner induction hob, double stainless steel sink and drainer with chrome mixer tap, space for a washing machine, integrated dishwasher.

Downstairs WC

6'5 x 2'10

Wall mounted wash basin with tiled splashback and traditional taps, low level WC, lino tile effect flooring.

First Floor Landing

16'3 x 4'11

Picture rail, two original storage units, dado rail, radiator, carpet to floor, carpeted stairs leading to second floor.

Family Bathroom

9'2 x 5'0

Obscured UPVC double glazed window to front aspect, floating vanity unit wash basin with chrome mixer taps, wall mounted cupboard, low level WC, white towel radiator, spotlights, double shower with drencher head and secondary shower attachment, part tiled walls, porcelain effect floor tiled flooring.

Bedroom One

14'9 x 12'4

UPVC double glazed sliding doors leading to the private balcony, built in wardrobes, coved ceiling, double radiator, carpet to floor.

South Facing Balcony

Bedroom Two

12'4 x 10'1

Two UPVC double glazed window to front aspect, original feature fireplace, original built-in storage cupboard, double radiator, carpet to floor.

Bedroom Three

12'5 x 10'1

Two obscured double glazed window to side aspect, coved ceiling, double radiator, carpet to floor.

Second Floor

Bedroom Four

26'6 x 10'9

UPVC double glazed window to rear aspect, wooden Velux window to side aspect, spotlights, storage, double radiator, carpet to floor, door leading to;

Office

12'10 x 8'8

Wooden Velux window to side aspect, carpet to floor.

Large West-Facing Rear Garden

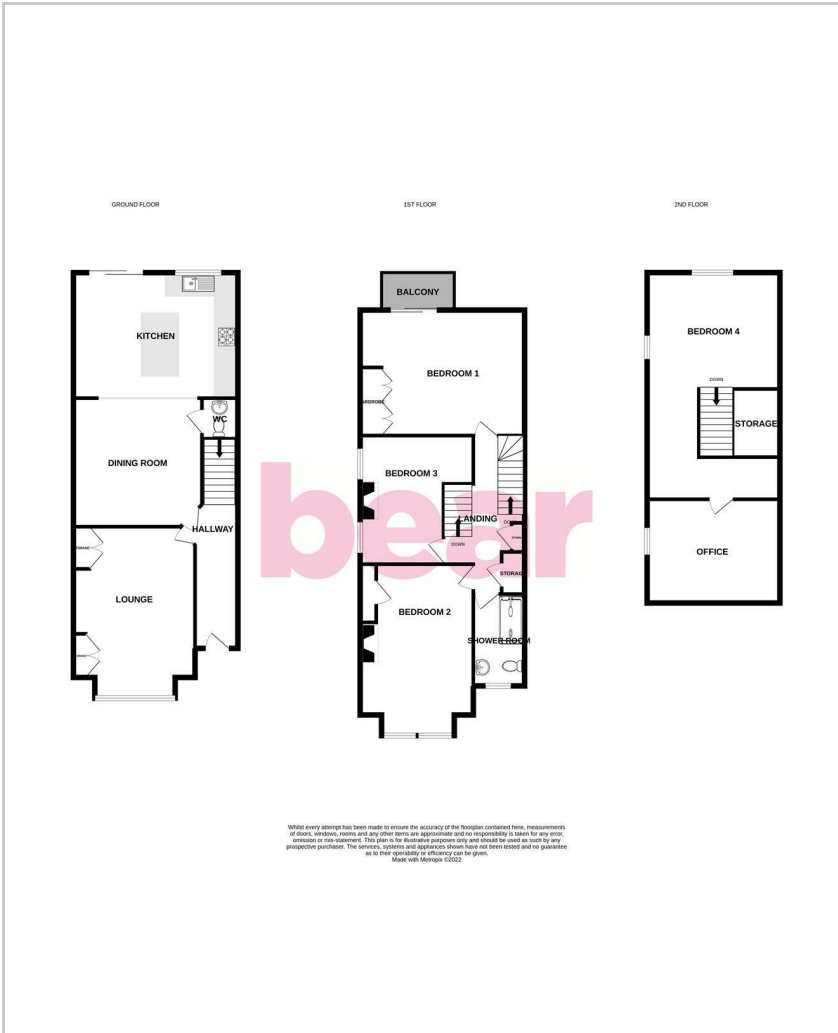
Commences with a paved patio area, decked area with pergola, side access, bin storage with wooden cladding, lawned area, stepping stones leading to rear and Summerhouse, fenced all round.

Summer House/HobbyRoom

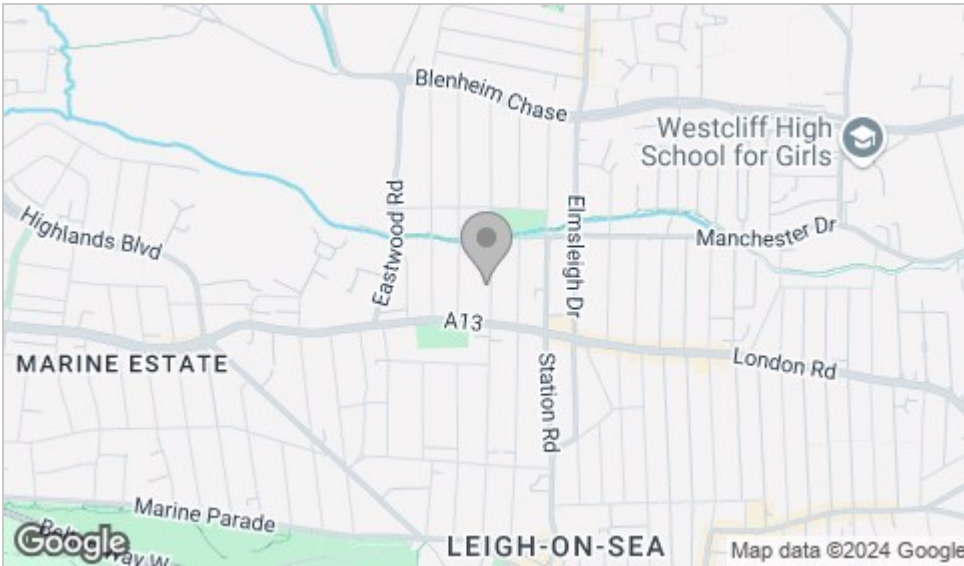
Half shed store, decking with an overhanging porch, sliding patio doors, wood effect laminate flooring, power and lighting.



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		
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