



Offering three floors of exceptional accommodation, this well-presented five-bedroom detached house is the ideal purchase for those with a growing family. The property features a welcoming entrance hall leading to a spacious open-plan kitchen and living area, complete with a large roof lantern and bi-folding doors that open onto a beautiful west-facing garden. The ground floor also includes a separate utility room, a downstairs cloakroom, and a cosy lounge with a feature fireplace.

Located just a 15-minute walk from Chalkwell Train Station, this home benefits from excellent transport links and proximity to local amenities. The vibrant Leigh Broadway, Chalkwell Park, and Chalkwell Beach are all within easy reach, providing a wealth of shopping, dining, and recreational options. With multiple bus connections and easy access to the A13, this property offers the perfect blend of convenience and lifestyle.

- Incredible detached home
- Off street parking & garage for storage
- Beautiful west-facing rear garden with seating areas
- 15-minute walk from Chalkwell Train Station
- Open plan kitchen/living space with bi-fold doors to rear
- Downstairs cloakroom, family bathroom & shower room
- Five great-sized bedrooms with en-suite to master
- Excellent local amenities

## Grange Park Drive

Leigh-on-Sea

**£825,000**

Offers Over



# Grange Park Drive



## Property Overview

This delightful detached home offers an open-plan kitchen/living space with bi-fold doors opening to the rear garden, five great-sized bedrooms, including an en-suite to the master, and underfloor heating downstairs. Located just a 15-minute walk from Chalkwell Train Station and close to excellent local amenities, this property provides the perfect blend of convenience and lifestyle.

## Ground Floor

Upon entering, the ground floor impresses with its seamless flow and abundant natural light. The entrance hall features underfloor heating and leads to a spacious open-plan kitchen and living area. The kitchen boasts granite work surfaces, a centered island with a breakfast bar, and modern appliances, including space for a range-style cooker and an American-style fridge/freezer. Bi-folding doors open onto the rear garden, creating an inviting space for indoor-outdoor living. Additional features on this level include a utility room and a downstairs cloakroom.

## First Floor

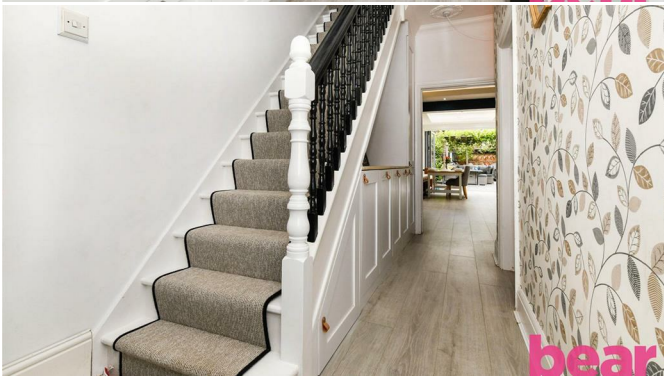
The first floor accommodates four generously sized bedrooms, each with ample natural light and built-in storage. A luxury four-piece family bathroom and a separate immaculate shower room ensure convenience for a large family. The second floor is dedicated to the master suite, featuring a spacious bedroom with vaulted ceilings, an en-suite bathroom, and extensive eaves storage. This private retreat offers a serene escape from the hustle and bustle of daily life.

## Exterior

The exterior of the property is equally impressive, with off-street parking, a garage for storage, and a side gated access to the rear garden. The beautifully landscaped west-facing garden is perfect for entertaining, with seating areas and space for a hot tub under a pergola. The front garden is neatly paved, providing additional off-street parking and easy access to the garage.

## School Catchment

This home is located within a sought-after school catchment area, making it an ideal choice for families. Proximity to reputable schools ensures that children have access to quality education, contributing to a supportive and enriching community environment.



# Floor Plan

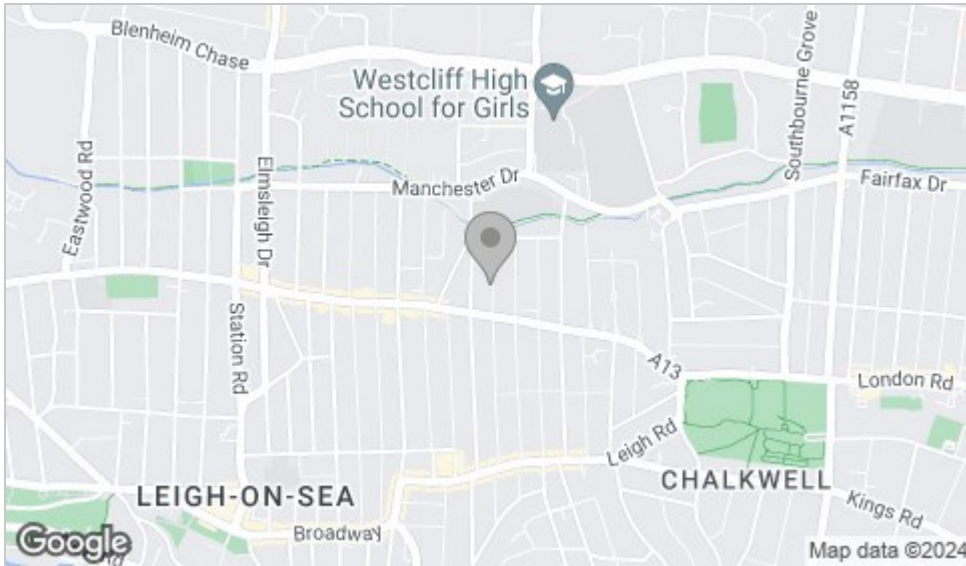


Total floor area 223.5 m<sup>2</sup> (2,406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	