



This beautifully presented three-bedroom family home offers modern living with a touch of elegance. Boasting an open plan kitchen/diner, a spacious separate lounge, and a stunning four-piece bathroom, this property has been meticulously maintained. Recent upgrades include new double glazing and a boiler, ensuring comfort and efficiency throughout the year. The expansive 65ft rear garden provides ample space for outdoor activities and relaxation.

Situated in a desirable location, Flemming Crescent is close to local shops, schools, and transport links, making it an ideal spot for families. Additionally, the proximity to Belfairs Woods offers a serene escape into nature, perfect for weekend walks and outdoor adventures.

- Three Bedrooms
- Well Presented Throughout
- Close to Local Shops
- Open Plan Kitchen/Diner
- Separate Lounge
- 65ft Rear Garden
- Recently Fitted Double Glazing and Boiler
- Four Piece Bathroom
- Potential for off street parking (STPP)
- Within Close proximity to Belfairs woods

Flemming Crescent

Leigh-On-Sea

£425,000

Offers In The Region Of



Flemming Crescent



Property Overview

This delightful three-bedroom family home features an open plan kitchen/diner, a separate lounge, three bedrooms, a modern family bathroom, and a 65ft rear garden. With recent updates including double glazing and a boiler, it offers both style and efficiency. Located on Fleming Crescent, it is conveniently close to local shops, schools, and transport links.

Ground Floor

Upon entering through the UPVC door, you are greeted by a welcoming hallway with laminate flooring and smooth plastered walls. The lounge, features a double glazed bay window, a feature fireplace, and plenty of space for family gatherings. The open plan kitchen/diner is a highlight, with modern white units, a built-in 'Neff' hob and double oven, and French doors leading out to the decking and garden.

First Floor

The first floor comprises three well-sized bedrooms, all with smooth plastered walls and coving. The master bedroom, includes a bay window that floods the room with natural light. The second bedroom is equally spacious, while the third bedroom is perfect for a child's room or a home office. The modern bathroom, fitted with a four-piece suite, is a luxurious space for relaxation.

Exterior

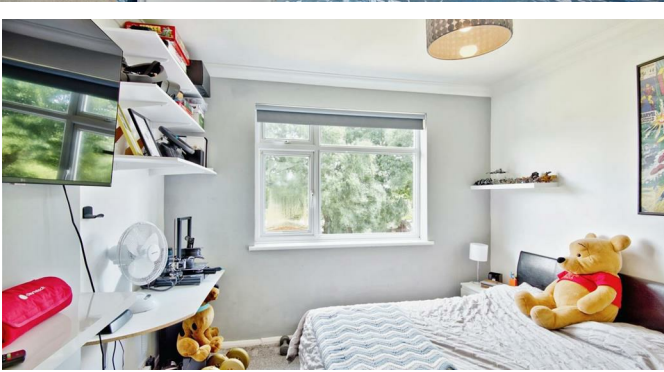
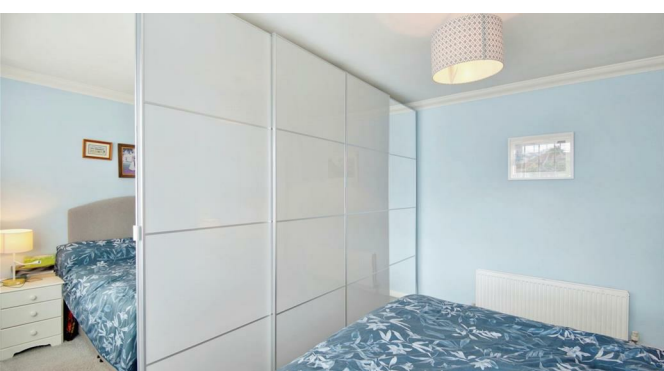
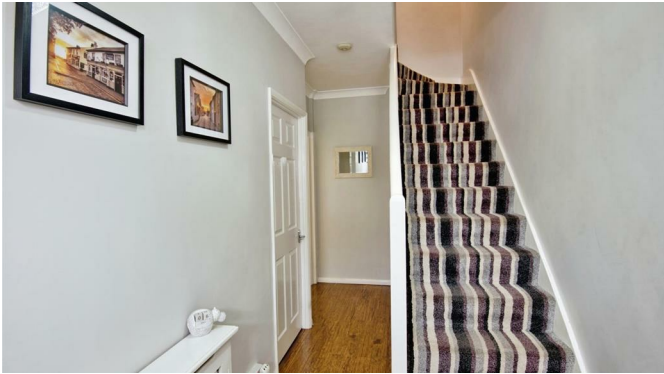
The 65ft rear garden, backing onto a playing field, is a true gem. It starts with a paved patio area, ideal for alfresco dining, and extends to a well-maintained lawn with shrub borders. A timber garden shed provides additional storage, and the garden is fully fenced, ensuring privacy. The front garden is attractively laid to lawn with a retaining brick wall. There is potential for off-street parking (subject to planning permission). The garden is also home to a fantastic summer house complete with Power & Light. An ideal option for a home office or games room.

School Catchment

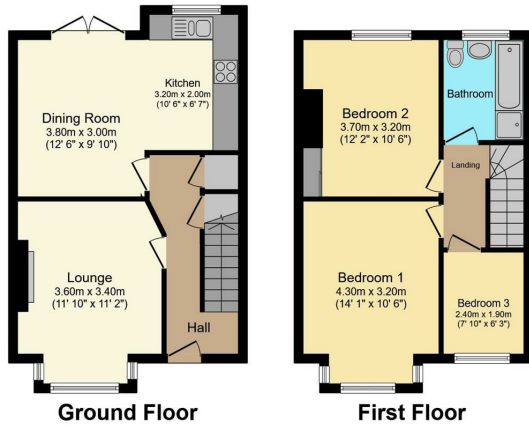
This property falls within the catchment area of reputable local schools, making it an excellent choice for families. The proximity to educational institutions adds to the convenience and appeal of this home.

Room Measurements

Lounge - 4.47m x 3.28m
Open Plan Kitchen/Dining Room - Dining Room - 3.73m x 2.97m
Kitchen - 3.2m x 2.64m
Master Bedroom - 4.44m x 3.12m
Bedroom Two - 3.66m x 3.12m
Bedroom Three - 2.49m x 1.88m
Bathroom - 2.51m x 1.88m



Floor Plan

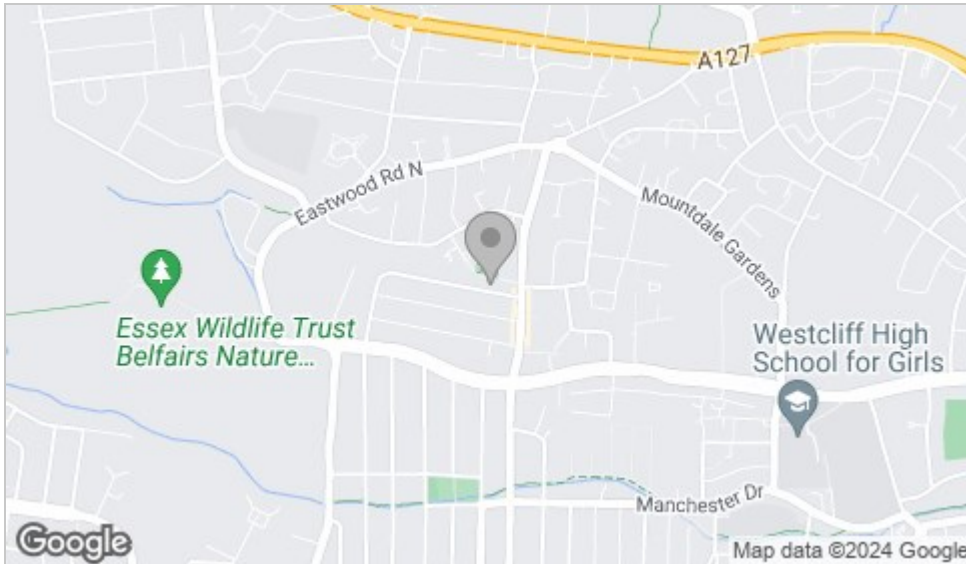


Total floor area 81.0 m² (872 sq.ft.) approx

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



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 | | |

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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