



* £475,000 - £500,000 * SOUTH FACING GARDEN * THREE GREAT-SIZED BEDROOMS * LEIGH NORTH STREET CATCHMENT * MODERN OPEN-PLAN LIVING * RENOVATED KITCHEN AND BATHROOM * WALK TO CHALKWELL STATION * This hugely characterful period home is nestled down a quiet road, but a stone's throw from the bustling Leigh Broadway and only a walk to Chalkwell Station for London commuters. The home has a bright open-planned lounge/diner with a renovated kitchen which opens up through bi-fold doors out onto the sunny south-facing rear garden. While upstairs, there are three great-sized bedrooms and a modern three-piece family bathroom. The home is in a popular location with amenities and bus links close by, within a great school catchment area offering Leigh North Street and Belfairs Academy and the grammar schools are only a short drive away. This is a must-view home!

- Character terraced house
- Three excellent sized bedrooms with a generous lounge-diner
- Modern fully fitted kitchen-breakfast room with bi-folding doors to the garden
- Newly installed bathroom
- Short walk to Leigh Station and the Old Town
- South backing rear garden
- Leigh North Street catchment area
- Low maintenance rear garden with a large outside storage area with power and lighting
- Stone's throw from Leigh Broadway
- Chalkwell Park and Beach also close by

Canonsleigh Crescent

Leigh-On-Sea

£475,000

Price Guide



Canonsleigh Crescent



Frontage

Tiled front garden area with a log storage unit, solid wood entrance door to the front, leading to:

Hallway

11'11" x 6'3"

Coved ceiling, wooden stairs with a carpet runner leading to the first floor, solid wood entrance door to the front, built-in coat hanging area, radiator, original floor boards, door to:

Lounge-Diner

18'3" x 11'2" maximum

Double glazed bay window to the front, smooth coved ceiling with a pendant light, feature fireplace with a wooden surround, tiled hearth and a log burner, two radiators, double glazed door to the rear leading to the garden, understairs storage cupboard, original floorboards, opening to:

Kitchen-Breakfast Room

16'4" x 11'1" into the bay > 9'3"

Double glazed bi-folding doors to the rear opening onto the garden, double glazed bay window to the side, modern shaker style kitchen units comprising of; wall-mounted and base level units with a quartz effect laminate worktops, 1.5 ceramic sink and drainer with a chrome mixer tap, space for a washing machine, integrated dishwasher, space for a fridge/freezer, space for an overspill freezer, space for a cooker with an extractor fan above, tiled splashbacks, wall-mounted boiler, smooth coved ceiling and vinyl flooring.

First Floor Landing

Smooth ceiling with a pendant light, large storage cupboard, painted original floor boards.

Bedroom One

14'1" x 13'6" into the bay > 11'1"

Smooth ceiling with a pendant light, double glazed bay windows to the front with a separate double glazed window, original floorboards, radiator.

Bedroom Two

11'4" x 8'11"

Smooth coved ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

Bedroom Three

10'5" > 6'11" x 9'5"

Double glazed window to the rear overlooking the garden, smooth ceiling with a pendant light, radiator, carpet.

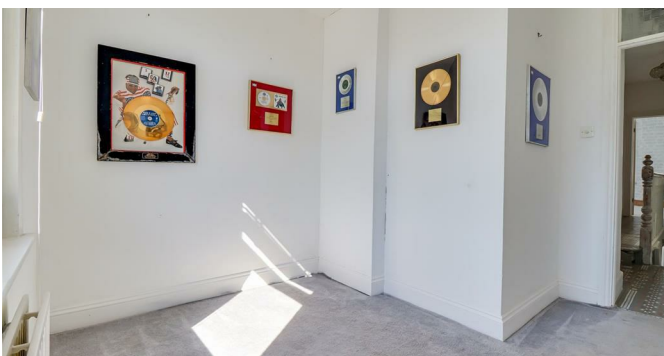
Three-Piece Bathroom Suite

7'11" 6'4"

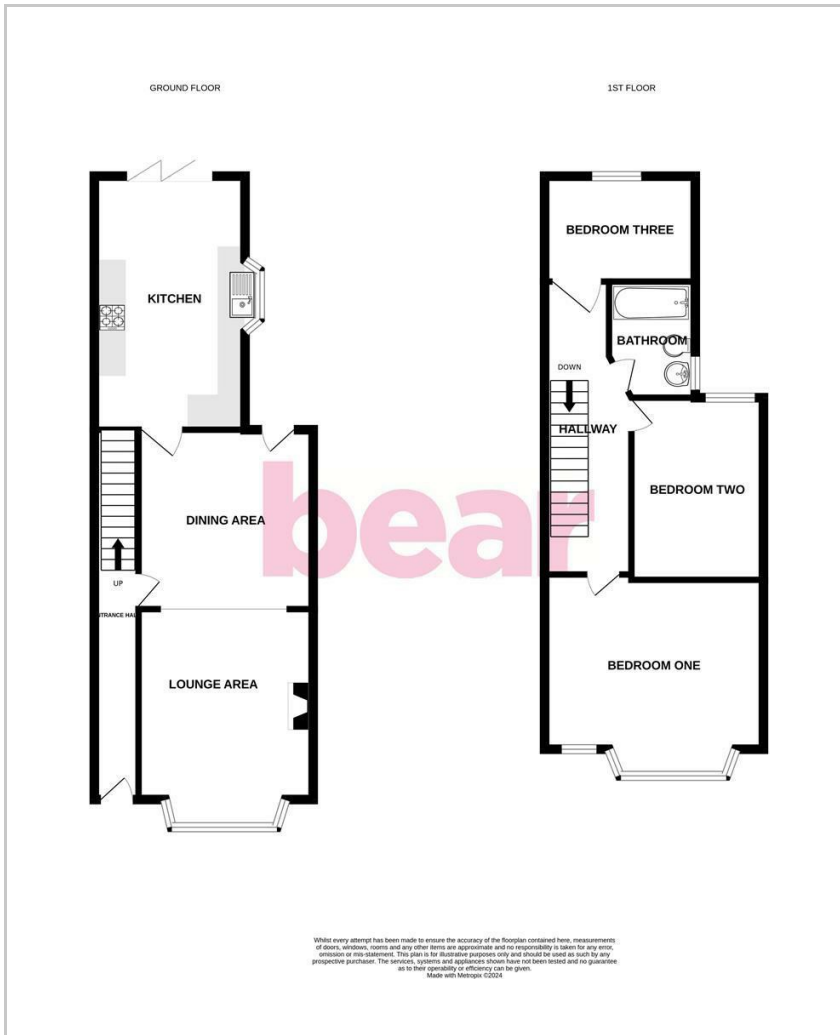
Smooth ceiling, double glazed window to the side, newly fitted bathroom suite comprising of; a paneled bath with a shower attachment and a rainfall head, vanity unit wash basin, low-level w/c, chrome heated towel rail, partially tiled walls with inset shelving in the shower area, tiled flooring.

South Facing Rear Garden

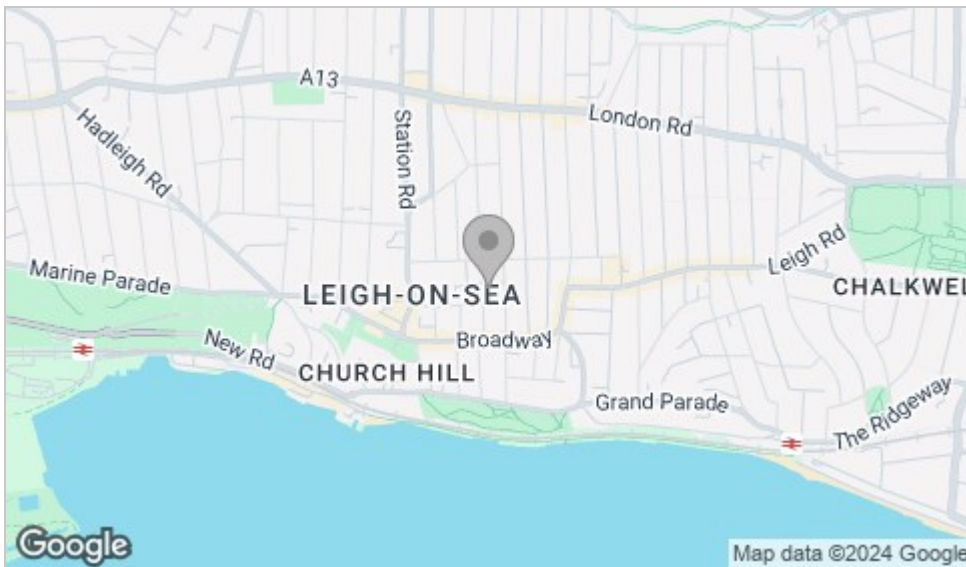
Commences with a decked seating area with the remainder artificial lawned, outside lighting, outside tap, large storage shed to the rear (which has power and light).



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

