



\* £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 with no onward chain
- 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

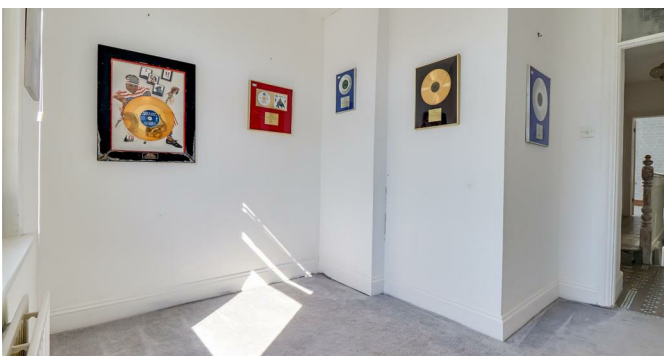
7'11" 6'4"

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).

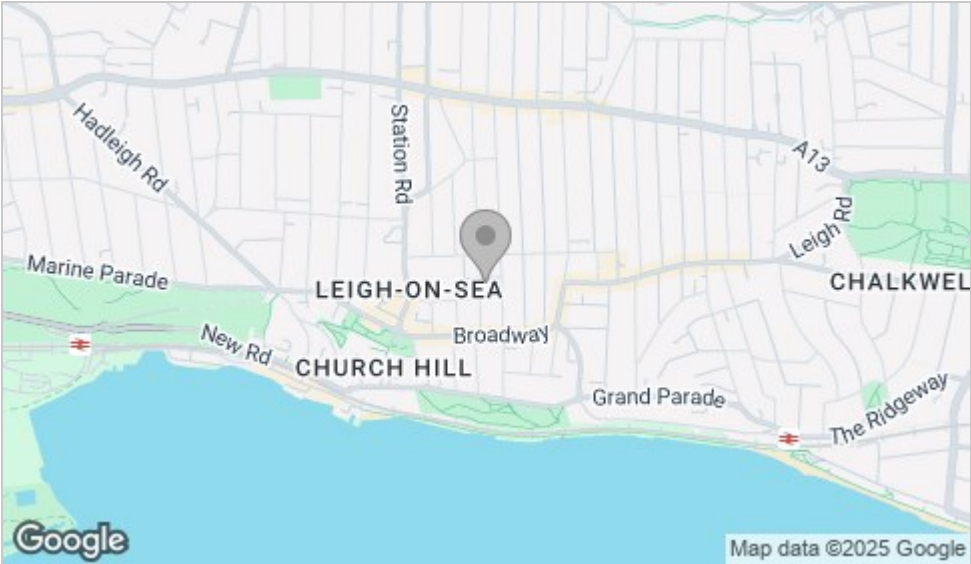




# Floor Plan



# 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.

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# Energy Efficiency Graph

