



\* £775,000 - £800,000 \* HUGE FLOORPLAN OVER THREE FLOORS \* LANDSCAPED GARDEN \* AMPLE PARKING \* FOUR RECEPTION ROOMS/A POSSIBLE SIX BEDROOMS \* MULTIPLE BATHROOMS \* UTILITY AND DOWNSTAIRS W/C \* DETACHED \* This characterful and imposing six bedroom family home has a high-level of finish throughout and is positioned in a brilliant central Leigh-on-Sea position. The accommodation is comprised of; separate lounge and dining rooms, a modern fitted kitchen, utility and downstairs w/c, office and a downstairs bedroom currently being used as a home-gym. On the upper floors, there are a further four double bedrooms and an extra room being used as a large dressing room, with two en-suites and a family bathroom. Externally, the rear garden is landscaped and the front driveway offers parking for three vehicles. The location offers amenities and bus links nearby, with Leigh Station, the Hospital and the grammar schools of the borough not too far away, as well as the popular Leigh Broadway, and for schooling, Blenheim Primary and Belfairs Academy are within the catchment area. This home is bright and incredibly spacious, ticking all the boxes and should be viewed to truly appreciate all that is on offer!

- Six double bedrooms
- Landscaped garden
- Central Leigh-on-Sea location
- Multiple bathrooms
- Walk/short drive to Leigh Station and the Broadway
- Large detached home
- Ample parking
- Nearby the grammar schools
- Spacious reception rooms
- South facing balcony

## Blenheim Chase

Leigh-On-Sea

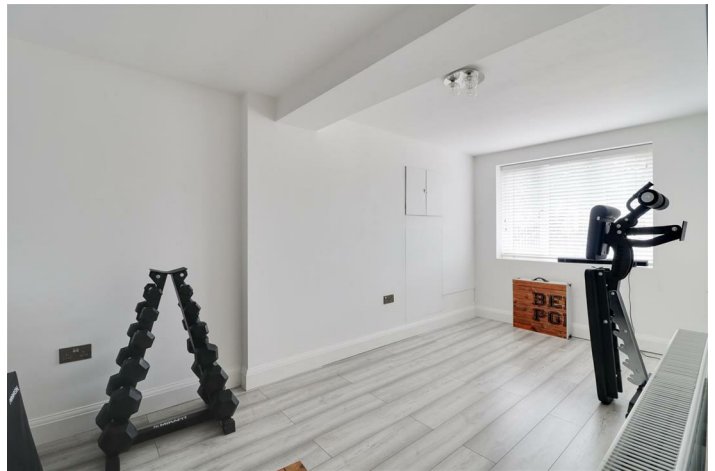
**£775,000**

Price Guide





# Blenheim Chase



## Frontage

Parking on a block paved front driveway for three vehicles, garden wall with wrought iron railings, shingle planting border and overhanging front porch with a wooden and double glazed front door leading to:

## Entrance Hallway

18'8" x 7'2"

Carpeted staircase rising to 1st floor landing, spotlighting, coving, radiator with decorative wooden cover, skirting and wood effect laminate flooring.

## Lounge

19'5" x 11'11"

Double glazed aluminium bi-fold doors for garden access as well as two obscured UPVC double glazed windows to side aspect, media wall with built-in fireplace, spotlighting, radiator with decorative wooden cover, coving, skirting and wood effect laminate flooring.

## Dining Room

12'11" x 11'4"

UPVC double glazed leadlight window to front aspect, coving, radiator, skirting and wood effect laminate flooring

## Kitchen-Breakfast Room

14'2" x 9'0"

UPVC double glazed window to rear aspect, grey gloss kitchen units both wall mounted and base level comprising; integrated Bosch dishwasher, wine refrigerator, integrated fridge freezer, pantry style cupboard, pan drawers, eye level integrated microwave, five ring burner range master cooker with stainless steel extractor hood over, 1.5 sink and drainer with chrome mixer tap set into quartz worktops and splashbacks, spotlighting, coving, radiator, porcelain floor tiles.

## Utility Room

15'1" x 11'1"

Walk in storage cupboard with additional built-in cupboard, space for appliances, radiator, skirting, spotlighting and wood effect laminate flooring.

## Gymnasium/Bedroom Six

14'11" x 8'2"

UPVC double glazed window to front aspect, double radiator, skirting and wood effect laminate flooring.

## Office

8'6" x 8'3"

Obscure UPVC double glazed window to side aspect, spotlighting, coving, radiator, skirting and wood effect laminate flooring.

## Downstairs WC

Obscured UPVC double glazed window to side aspect, low-level w/c, radiator, vanity unit with wash basin and chrome mixer tap, wall and floor tiling.

## First Floor Landing

Obscured UPVC double glazed window to side aspect, carpeted staircase rising to 2nd floor landing, radiator, coving, skirting and carpet.

## Bedroom Two

14'11" x 11'8"

UPVC double glazed window to rear aspect with bespoke shutter blinds, access to en-suite, radiator, coving, skirting and wooden flooring.

## En-Suite Shower Room

7'1" 6'11"

Obscured UPVC double glazed window to side aspect, corner shower cubicle with drencher head and secondary shower attachment, combine vanity unit and WC with countertop wash basin and chrome mixer tap, storage cupboard, traditional style radiator with chrome towel rail, spotlighting, extractor fan, fully tiled walls and flooring.

## Bedroom Three

14'6" x 10'2"

UPVC double glazed balcony door and window with bespoke shutter blinds, access to en-suite, double radiator, coving, skirting and wooden flooring.

## En-Suite Shower Room

10'0" x 3'11"

Obscure UPVC double glazed window to side aspect, tiled shower cubicle with showerhead and secondary shower attachment, wall mounted mirrored cupboard, low-level WC, vanity unit with wash basin and chrome mixer tap, heating towel rail, spotlighting, extractor fan, coving, part tiled walls and a tiled floor.

## Bedroom Four

14'7" x 10'9"

UPVC double glazed leadlight window to front aspect, double radiator, coving, skirting and wooden flooring.

## Dressing Room/Bedroom Five

11'0" x 9'5"

## Three-Piece Family Bathroom

8'8" x 5'9"

Obscured UPVC double glazed window to side aspect, floating vanity unit with countertop wash basin and chrome mixer tap, low-level WC, storage cupboard, bath with chrome mixer tap, rainfall head and secondary shower attachment, spotlighting, extractor fan, fully tiled walls and flooring with underfloor heating.

## Second Floor Landing

Obscured UPVC double glazed window to side aspect, coving, skirting, and carpet.

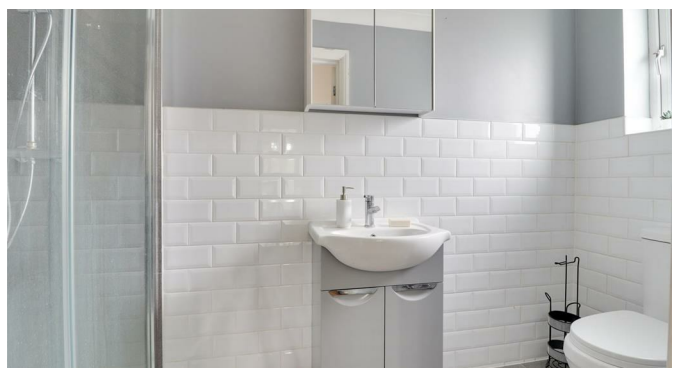
## Bedroom One

29'6" x 13'8"

Three double glazed Velux windows to front and rear, two double radiators, two large eaves storage cupboards, skirting and wooden flooring.

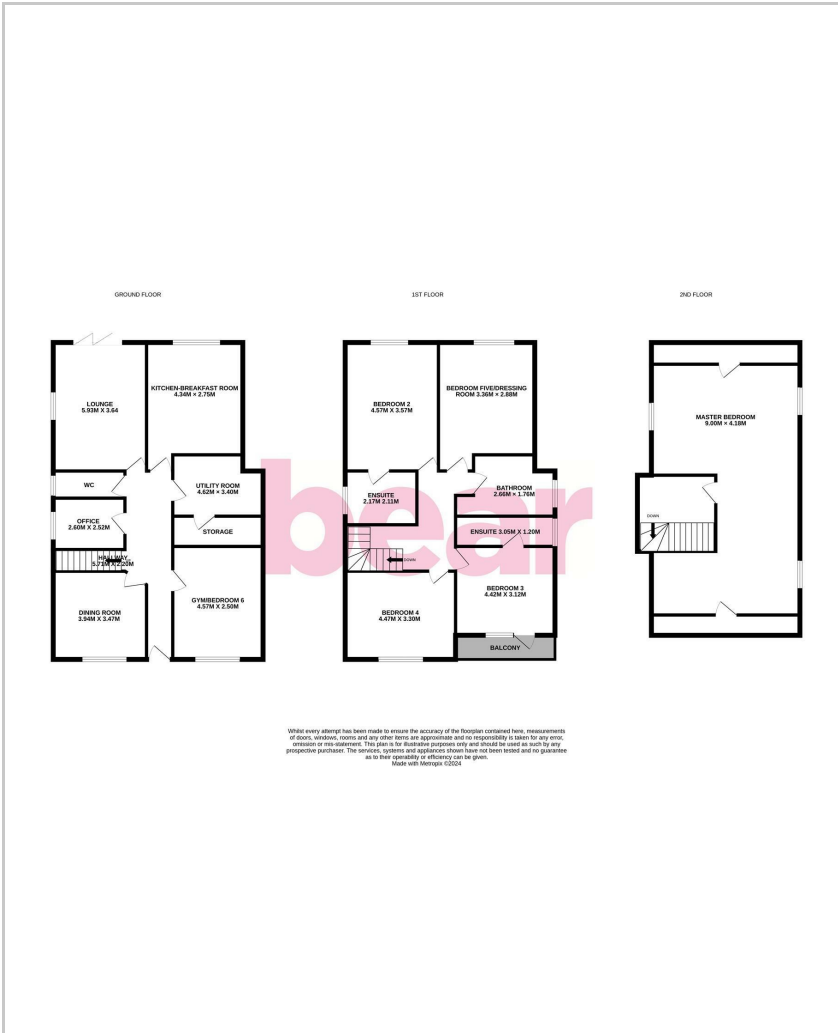
## Rear Garden

Landscaped rear garden commencing with a patio area which runs to a rear seating area and barbecue station as well as raised planting borders and a low maintenance lawn with side back to front of property.

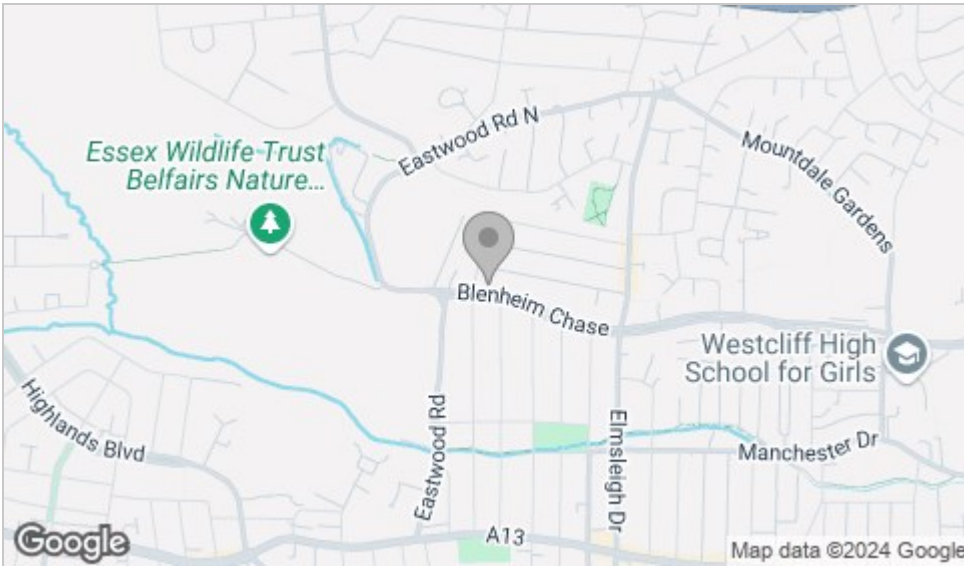




# Floor Plan



## 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

