



\* £650,000 - £675,000 \* 5 BEDROOM HOME WITH ADDITIONAL SELF-CONTAINED FLAT \* SIDE EXTENSION \* THREE PARKING SPACES \* LARGE REAR GARDEN \* This large five bedroom family home offers three reception rooms, a fitted kitchen, five great sized bedrooms all with double beds, two bathrooms and a downstairs w/c as well as a large garden and ample parking on the front drive. The hidden gem is a self-contained flat attached to the main home with a separate entranceway, which is comprised of; bedroom/reception room, kitchen and shower room with garden access. The property is in a central Leigh location with amenities and bus links around the corner, as well as the grammar schools being nearby. Chalkwell Station and Leigh Broadway are only a stroll away and for schooling, both Darlinghurst and Belfairs Academies are within the catchment area. This home has a huge amount of space and internal viewings are highly recommended!

- Large double fronted semi-detached house
- Parking for three vehicles
- Family bathroom, two additional shower rooms and downstairs WC
- Nearby the grammar schools
- Bonchurch Park and Belfairs Woods and Golf Course close by
- Additional self-contained flat/annex
- 5 double bedrooms and 3 reception rooms in main house
- Large landscaped rear garden
- Walking distance to Leigh Broadway and Chalkwell Station
- Great central position near amenities and bus links

## Cheltenham Drive

Leigh-On-Sea

**£650,000**

Price Guide



# Cheltenham Drive



## Frontage

Block paved driveway providing three parking spaces, overhanging front porch with wooden and obscured glazed front entrance door and side access to rear garden, as well as access to the self-contained flat.

## Entrance Hallway

Carpeted staircase rising to first floor landing with storage cupboard underneath, access to WC, double radiator, dado rail, skirting and carpet.

## Downstairs W/C

Low-level w/c, skirting, carpet.

## Front Lounge

14'2" x 13'10"

UPVC double glazed bay fronted window, feature fireplace, original cornice and ceiling rose, double radiator, skirting and wooden flooring.

## Dining Room

14'4" x 11'10"

UPVC double glazed sliding door for conservatory access, original cornice and ceiling rose, wooden fireplace surround, radiator, skirting and wooden flooring.

## Kitchen

10'7" x 11'8"

UPVC double glaze door and window for conservatory access, shaker style kitchen units both wall-mounted and base level comprising; solid work surfaces with stainless steel sink and drainer, chrome mixer tap and tiled splashback, integrated eye-level oven, integrated eye-level microwave, four ring burner gas hob with extractor over, space for washing machine, chrome towel radiator, coving, partial wall tiling and wooden flooring.

## Conservatory

20'8" x 7'10"

UPVC double glazed French doors for garden access as well as UPVC double glazed windows all around, radiator, skirting and wooden flooring.

## Self-Contained Flat/Annex

Self-contained flat/Annex is comprised of; large double bedroom/reception room (bedroom six) with window to front aspect, kitchen area with ample storage, three-piece shower room with rear door leading to main garden.

## First Floor Landing

Split-level landing leading to 1st floor extension, loft access, coving, dado rail, skirting and carpet.

## Bedroom One

16'9" into bay x 12'4"

UPVC double glazed bay fronted window, radiator, ceiling rose, coving, skirting and carpet.

## Bedroom Two

14'2" x 10'9"

UPVC double glazed window to rear aspect, large set of built-in wardrobes, radiator, skirting and carpet.

## Bedroom Three

12'0" x 8'11"

UPVC double glazed window to front aspect, radiator, skirting and carpet.

## Bedroom Four

9'8" x 8'11"

UPVC double glazed window to rear aspect, radiator, skirting and carpet.

## Bedroom Five

9'6" x 8'0"

UPVC double glazed window to front aspect, coving, radiator, skirting and carpet.

## Family Bathroom

9'8" x 7'8"

Obscured UPVC double glazed window to rear aspect, bathtub with chrome mixer tap and shower over, radiator, low level WC, Vaillant boiler, floating vanity unit with wash basin and chrome mixer, fully tiled walls and flooring.

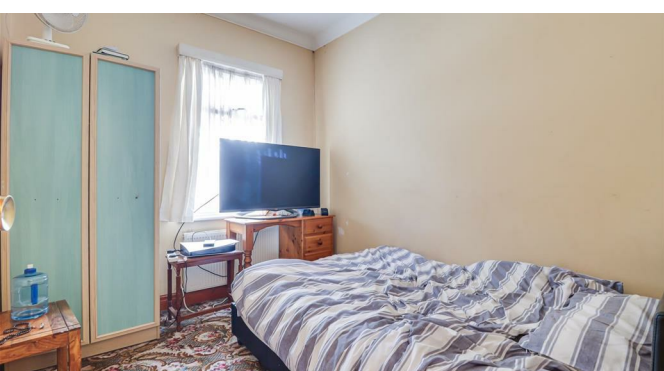
## Shower Room

6'2" x 6'0"

UPVC obscured double glazed window, corner shower, low-level WC, vanity unit with wash basin, partially tiled walls.

## Rear Garden

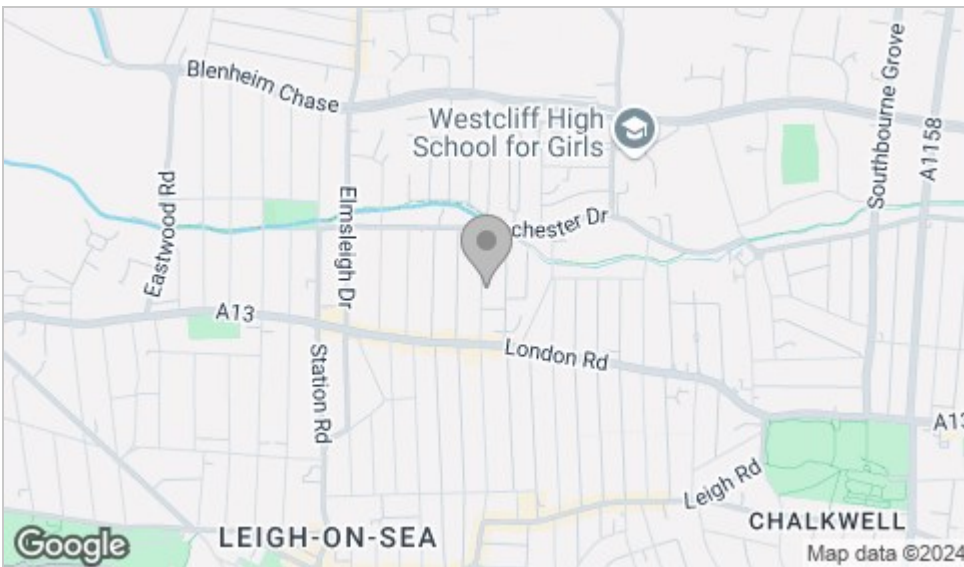
Landscaped patio area with ample seating space, shingle planting border with pathway leading to a rear storage area, fencing and side access back to front of property as well as access to the annex.



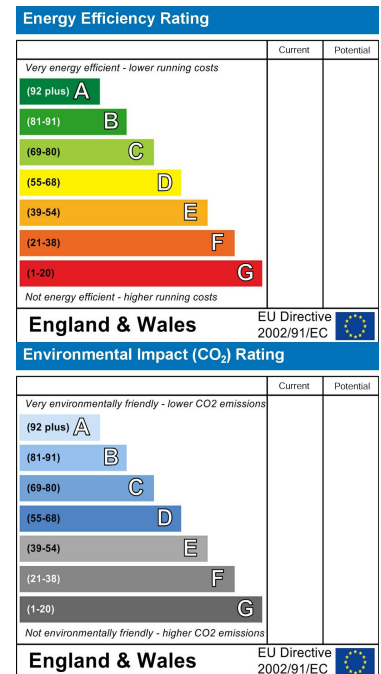
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>