



\* REAR AND SIDE EXTENSIONS WITH LOFT CONVERSION \* KITCHEN-FAMILY ROOM \* MULTIPLE BATHROOMS AND UTILITY \* MARINE ESTATE IN WEST LEIGH CATCHMENT \* PARKING PLUS GARAGE \* This characterful and lovingly renovated family home, offers accommodation spread across three floors and within a heavily extended property. The heart of the home is in the kitchen-family room to the rear, with access to a utility room, downstairs w/c and separate front lounge, while on the upper floors, there are four great-sized bedrooms, two bathrooms, ample storage and an amazing view! Externally, there is parking on the block paved driveway, as well as an additional space in the garage, and there is a landscaped and spacious rear garden. The property is a walk from Leigh Station, Old Leigh and the ever-popular Broadway and there are amenities and bus links nearby on the London Road. For schooling, the sought-after West Leigh Schools are within catchment, as well as Belfairs Academy and the grammar schools are only a bus ride away. This home has undertaken high-level renovations with a luxury finish and should be viewed internally to truly appreciate all that is on offer.

- 'Marine Estate' within West Leigh School catchment
- Walk to Old Leigh and the Broadway
- Rear and side extensions with loft conversion
- Kitchen-family room layout with separate front lounge
- Utility room and single garage
- Moments from Leigh Station for commuters
- Huge floorplan spread over three floors
- Four great-sized bedrooms
- Two bathrooms plus downstairs w/c
- Large landscaped rear garden

## Chapmans Walk

Leigh-On-Sea

**£875,000**





# Chapmans Walk



## Frontage

Block paved driveway providing parking for two vehicles plus an additional space in the garage, garden wall with planting border and double doors leading through to front porch.

## Front Porch

Windows to both side aspects and front aspect with a quarry tiled flooring, lighting and an original oak door leading to:

## Entrance Hallway

Access to w/c, carpeted staircase rising to first floor landing with storage cupboard underneath, column radiator, wooden parquet flooring.

## Front Lounge

15'8" x 13'9"

UPVC double glazed bay fronted window with bespoke shutter blinds, column style radiator, log burning stove with decorative oak beam, coving, picture rail, skirting, wooden parquet flooring.

## Downstairs W/C

8'3" x 2'11"

Wall-mounted wash basin with matt black mixer tap and a tiled splashback, low-level w/c, column radiator, extractor fan, spotlighting, skirting, wooden flooring.

## Kitchen-Family Room

22'8" > 16'1" x 19'7" > 11'10"

'Crittall' style aluminium double glazed French doors and sidelights to rear aspect for garden access, three UPVC double glazed Velux windows, access to utility room, two vertical column radiators, spotlighting, skirting, wooden parquet flooring.

Shaker style kitchen units both wall-mounted and base level comprising; worktops with 1.5 undermount sink and mixer tap, tiled splashback, integrated eye-level AEG oven and grill, five ring burner AEG induction hob, four-seater breakfast bar/island unit, integrated dishwasher, extractor fan.

## Utility Room

14'2" x 6'11"

'Crittall' style aluminium double glazed door to rear aspect for garden access as well as a rear door to garage and a UPVC double glazed Velux window, vertical column style radiator, white gloss kitchen units both wall-mounted and base level comprising; concrete effect laminate worktops with stainless steel sink and drainer, brushed nickel mixer tap and tiled splashback, space for a range of appliances, boiler, extractor fan, skirting and tiled flooring.

## First Floor Landing

UPVC double glazed obscured window to side aspect, further staircase rising to second floor landing, skirting, carpet.

## Master Bedroom (Top Floor)

15'1" x 11'10"

'Crittall' style aluminium double glazed window to rear aspect commanding views over the 'Marine Estate' and Estuary glimpses, access to w/c, large range of fitted wardrobes, column radiator, air-conditioning unit, spotlighting, skirting, carpet.

## En-suite To Master

8'6" x 6'9"

Obscured 'Crittall' style aluminium double glazed window to rear aspect, walk-in shower with inset shelving, drencher showerhead, secondary shower attachment, vanity unit with countertop wash basin and chrome mixer tap, low-level w/c, radiator with chrome towel rail, partial wall tiling, extractor fan, spotlighting, floor tiling.

## Bedroom Two

13'11" x 12'0"

'Crittall' style aluminium double glazed window to rear aspect, column style radiator, skirting, wooden parquet flooring.

## Bedroom Three

12'2" x 12'0"

UPVC double glazed leadlight window to front aspect, built-in wardrobe, coving, picture rail, skirting, column style radiator, carpet.

## Bedroom Four

8'5" x 8'1"

UPVC double glazed oriel window to front aspect, column radiator, coving, picture, skirting, carpet.

## Three-Piece Family Bathroom

10'3" x 8'4"

'Crittall' style obscured aluminum double glazed window to rear aspect, double walk-in shower with tiling, inset shelf, drencher head and secondary shower attachment, contemporary freestanding bath with chrome mixer tap, toilet with hidden cistern, floating vanity unit with countertop wash basin and chrome mixer tap, partial wall cladding, column style radiator, extractor fan, spotlighting, skirting, mosaic floor tiling.

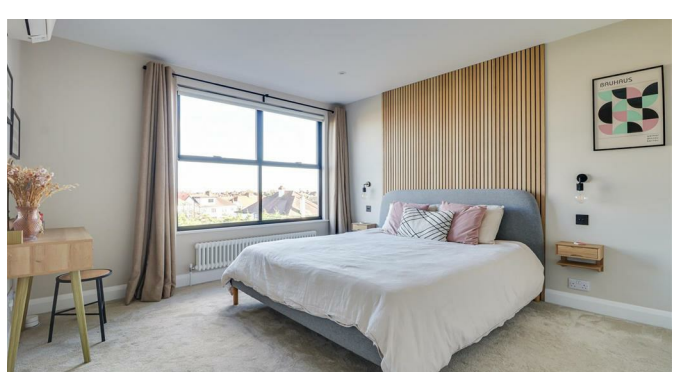
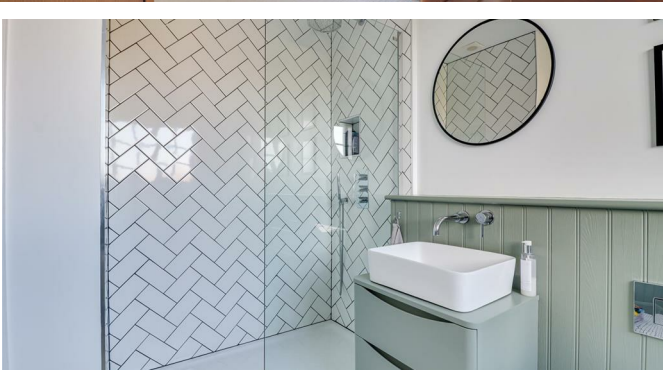
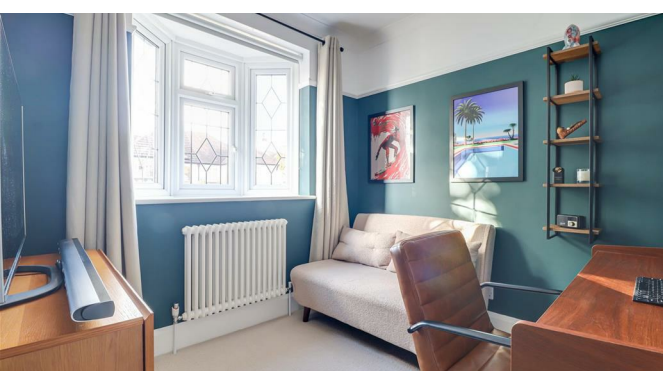
## Second Floor Landing

Obscured UPVC double glazed side window and additional double glazed Velux window, walk-in eaves storage cupboard, skirting, carpet.

## Rear Garden

Commences with a paved patio area with the rest of the garden mostly laid to lawn, with planting borders and fencing all around.





# 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

