



\* SIDE EXTENSION \* PARKING FOR THREE \* LARGE LANDSCAPED GARDEN WITH SUMMERHOUSE \* THREE RECEPTION ROOMS \* UTILITY AND DOWNSTAIRS W/C \*

This hugely characterful period home sits on an enviable plot down a quiet tree-lined road, with only a walk to Leigh Station for commuters. The accommodation is comprised of; a bay-fronted lounge with attached playroom/sitting room, a stunning kitchen-diner to the rear, a utility room and a downstairs w/c. While on the first floor, there are three great-sized bedrooms, a contemporary family bathroom and huge potential to convert the loft space subject to planning. Externally, you will find ample parking on the front driveway and a landscaped garden with the summerhouse to remain. There are amenities and bus links at the top of the road and the home is in close proximity to the prestigious grammar schools, with Blenheim Primary and Belfairs Academy within the catchment area. The home is immaculately well-presented and available to view now!

- Parking for three vehicles
- Landscaped garden
- Utility room and downstairs W/C
- Great-sized bedrooms
- Walk to Leigh Station
- Side extension
- Wider plot than most semi's
- Three reception rooms
- Quiet Leigh-on-Sea location
- Great area for schools

## Kingswood Chase

Leigh-On-Sea

**£650,000**

Price Guide





# Kingswood Chase



## Frontage

Parking for three vehicles on a shingle driveway with side access to garden, planting borders, garden wall with wrought iron railings, UPVC double glazed French doors to:

## Front Porch

Lighting, original quarry tiled floor, double glazed UPVC front door with sidelight and original stained glass windows encapsulated.

## Entrance Hallway

Original stained glass feature window to side aspect, original cornice, picture rail, double radiator, carpeted staircase rising to first floor landing with paneling and a storage area underneath, skirting, wood effect laminate flooring.

## Front Lounge

16'2" x 12'8"

UPVC double glazed bay-fronted window with bespoke shutter blinds, two double radiators, cornice, ceiling rose, plate rail, feature fireplace with marble hearth and bespoke alcove storage units, concertina doors through to Playroom, skirting, carpet.

## Playroom/Sitting Room

14'4" x 11'1"

UPVC double glazed sliding door to rear aspect for garden access, radiator with decorative wooden cover, cornice, ceiling rose, plate rail, skirting, carpet.

## Kitchen-Diner

15'6" x 14'7"

UPVC double glazed French doors for garden access as well as a UPVC double glazed window to rear aspect, access to utility room and W/C, modern matt finish kitchen units both wall-mounted and base level comprising; ceramic inset 1.5 sink sit into Corian worktops with a routed drainer and chrome mixer tap, five ring burner AEG induction hob with extractor over, two AEG integrated ovens, space for a large American style fridge/freezer, two pan drawers, integrated dishwasher, two double radiators, spotlighting, skirting, wood effect laminate flooring.

## Utility Room

6'1" x 3'11"

Sliding door through to W/C, matt kitchen units for storage with space for separate washing machine and tumble dryer, vertical column style radiator, skirting, wood effect laminate flooring.

## Downstairs W/C

6'1" x 2'5"

Obscured UPVC double glazed window to side aspect, vanity unit with wash basin and chrome mixer tap with tiled splashback, low-level w/c, extractor fan, towel radiator, spotlighting, skirting, tile effect lino flooring.

## First Floor Landing

11'7" x 6'8"

Stained glass feature window to side aspect, airing cupboard, loft access, picture rail, skirting, carpet

## Master Bedroom

16'2" x 12'0"

UPVC double glazed bay-fronted window with bespoke shutter blinds, original cornice, radiator with decorative wooden cover, skirting, carpet.

## Bedroom Two

14'3" x 10'9"

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

## Bedroom Three

UPVC double glazed oriel window to front aspect, radiators, skirting, carpet.

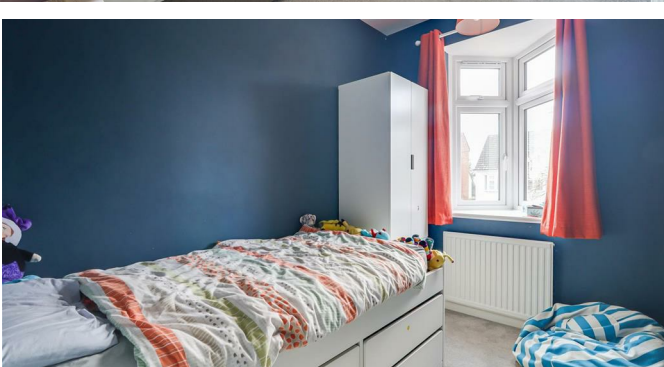
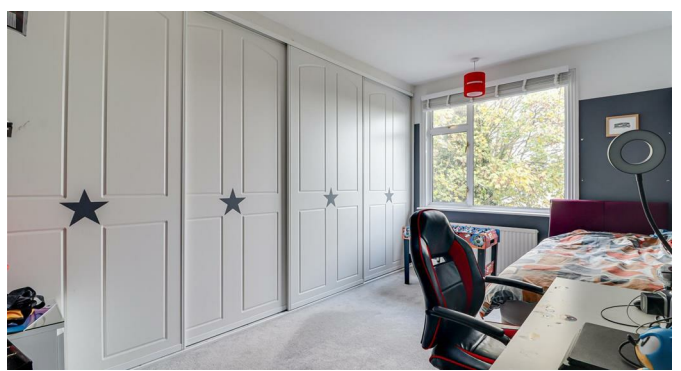
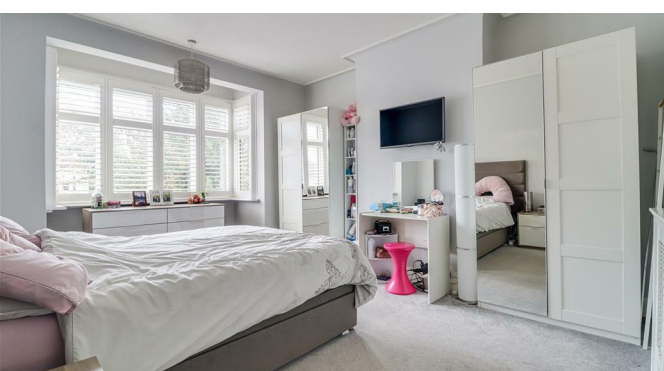
## Three-Piece Family Broom

7'9" x 7'3"

Two obscured UPVC double glazed windows to rear and side aspects, tiled bathtub with drencher head and secondary shower attachment, low-level w/c, pedestal wash basin with chrome mixer tap and a tiled splashback, chrome towel radiator, extractor fan, spotlighting, skirting, floor tiling.

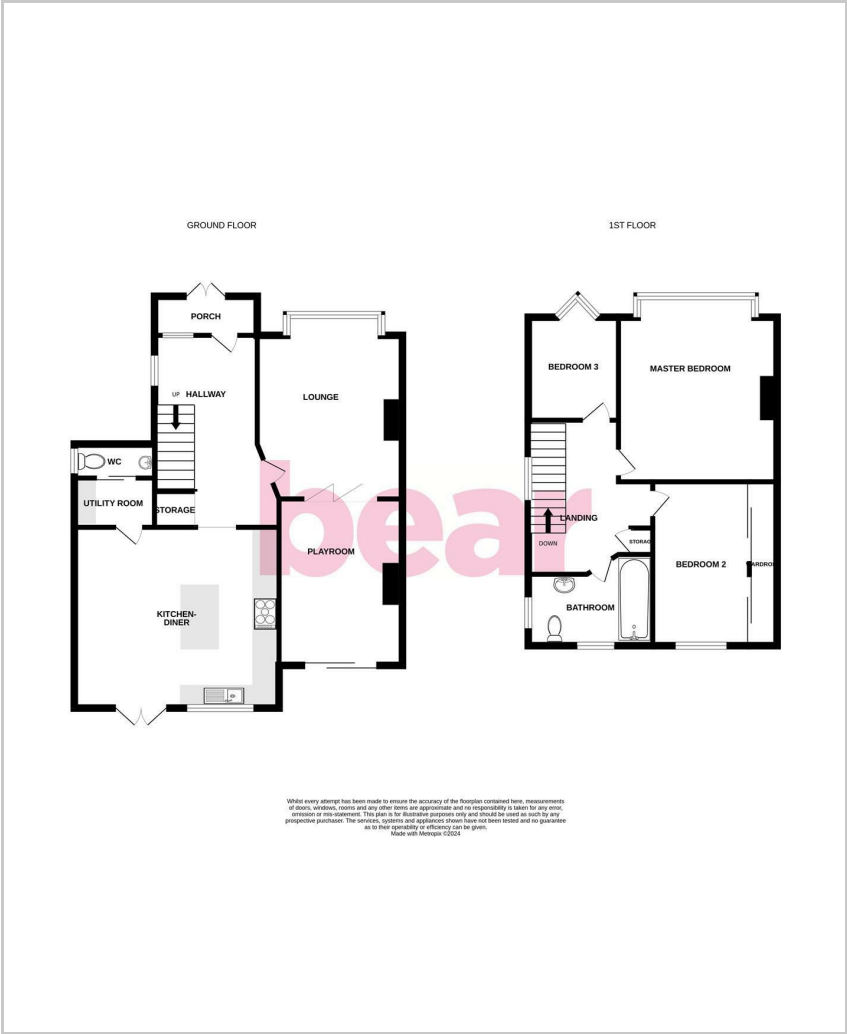
## Garden

Landscaped garden commencing with a paved patio area with the rest of the garden mostly laid to lawn, side access to front of property, fencing, rear seating area with a large shed/summerhouse to remain.

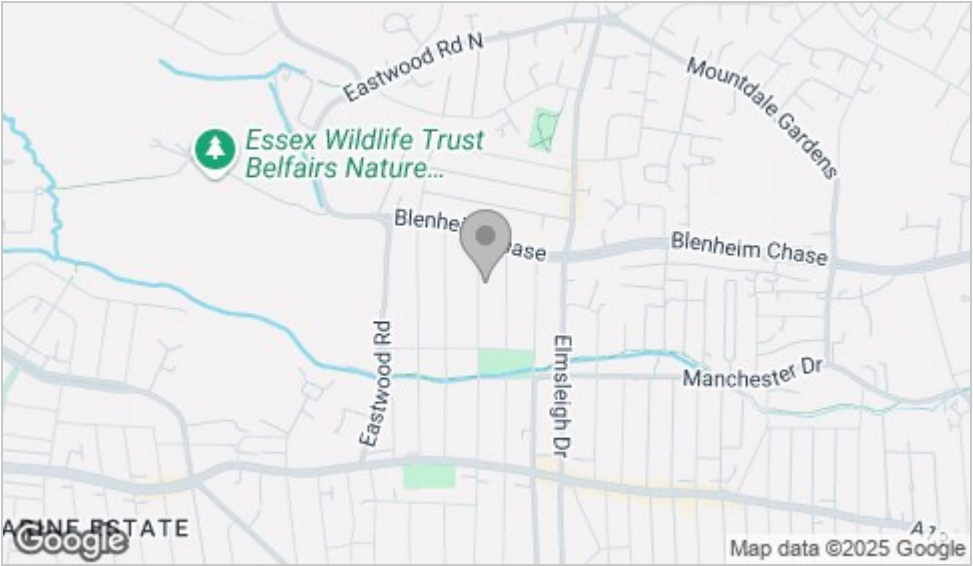




# Floor Plan



# 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

