



* £575,000- £625,000 * Standing proudly in Flemming Crescent, Leigh-on-Sea, this extended semi-detached house presents an exceptional opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. As you enter, you are greeted by a spacious hallway and an impressive open-plan layout that seamlessly combines two inviting reception areas with a spacious kitchen diner, perfect for both entertaining guests and enjoying family meals. The ground floor also features a convenient shower room, enhancing the practicality of the home. One of the standout features of this property is the expansive L-shaped west-facing rear garden, which not only provides a delightful outdoor space but also includes a cabin, ideal for a home office or leisure area. The garden is a true haven for relaxation and outdoor activities, making it a perfect spot for families to enjoy. The first floor is home to a well-appointed bathroom, serving the three bedrooms, which are filled with natural light and offer a peaceful retreat. Additionally, there is further potential to extend into the roof space, subject to planning permission, allowing you to tailor the home to your specific needs. Situated in an idyllic location, this property is within walking distance to the vibrant Leigh Broadway, where you can find an array of shops, cafes, and restaurants. Furthermore, the beautiful Belfairs Woods and Golf Course are just a stone's throw away, providing ample opportunities for outdoor pursuits and leisurely strolls.

- Extended semi detached house
- Large L shaped west backing rear garden
- Contemporary fully fitted kitchen with utility area
- Further potential to extend into roof space STP
- Short walk to Westcliff Grammar School for Boys and Girls
- Driveway for two cars
- Stunning open living downstairs
- Downstairs shower room and upstairs bathroom
- Doorstep to Belfairs Woods and Golf Course
- Renovated to a high standard throughout

Flemming Crescent

Leigh-on-Sea

£575,000

Price Guide



Flemming Crescent



Frontage

Driveway for at least two large vehicles, access to:

Entrance Porch

4'11" x 2'8"

Composite entrance door to the front with adjacent double glazed windows, smooth ceiling with a pendant light, tiled floor, entrance door to:

Hallway

15'10" x 7'6" > 5'7"

Solid wood entrance door to the front with stained glass inset window, adjacent stained glass double glazed window to the side, smooth coved ceiling with inset spotlights, original wooden floorboards, radiator, door to:

Downstairs Shower Room

6'11" x 5'4"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the side, double walk in shower with a drenched head and a shower attachment, inset shelf, low-level w/c, vanity unit wash basin with a tiled splashback, wall hung heated towel rail, tiled floor, part tiled walls.

Open Plan Lounge, Dining Room, Kitchen

39'3" into the bay x 15'3" > 10'11"

Lounge Area

15'7" x 12'9"

Smooth coved ceiling, double glazed bay windows to the front, feature fireplace with a wooden surround, radiator, original floorboards, opening to:

Dining Area

12'2" x 10'11"

Smooth coved ceiling, radiator, door leading back to the hallway, original wooden floorboards, opening to:

Kitchen Dining Area

15'3" x 9'3"

Double glazed Velux windows to the rear, double glazed French doors to the rear leading out to the garden, double glazed windows to the rear overlooking the garden, modern shaker style kitchen comprising; wall and base level units with a roll edge laminate worktop, integrated oven, integrated microwave, integrated dishwasher, integrated fridge freezer, inset stainless steel sink with a chrome mixer tap, space for a wine cooler, set of drawers, tiled splashbacks, vertical column radiator, tiled floor, opening to:

Utility Area

6'10" x 2'1"

Wall and base level cupboard comprising; integrated washing machine, smooth ceiling with inset spotlights and a tiled floor.

First Floor Landing

Smooth ceiling with inset spotlights, loft hatch, obscured double glazed window to the side, carpet.

Bedroom One

15'8" into the bay x 12'1"

Smooth coved ceiling, radiator, carpet, feature fireplace with a wooden surround.

Bedroom Two

12'1" x 10'1"

Smooth coved ceiling, double glazed windows to the rear overlooking the garden, radiator, carpet.

Bedroom Three

9'9" x 6'5"

Smooth coved ceiling with a pendant light, double glazed window to the front, radiator, carpet.

Family Bathroom

8'3" x 5'7"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed windows to the rear, p-shaped bath with a shower attachment and a drencher head, low-level w/c, pedestal wash basin with a tiled splashback, part tiled walls, tiled floor, heated towel rail.

Large L - Shaped West Backing Rear Garden

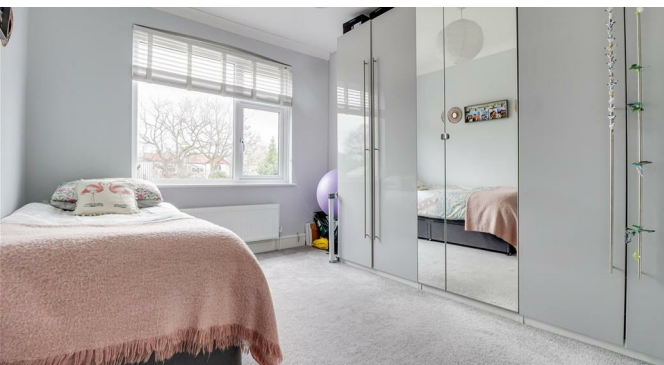
120" approx.

Commences with a patio area with the remainder laid to lawn, garden shed, side access to the front, access to the outbuilding, outside tap, outside lighting, outside power points, outside sockets.

Log Cabin

18'5" x 12'10"

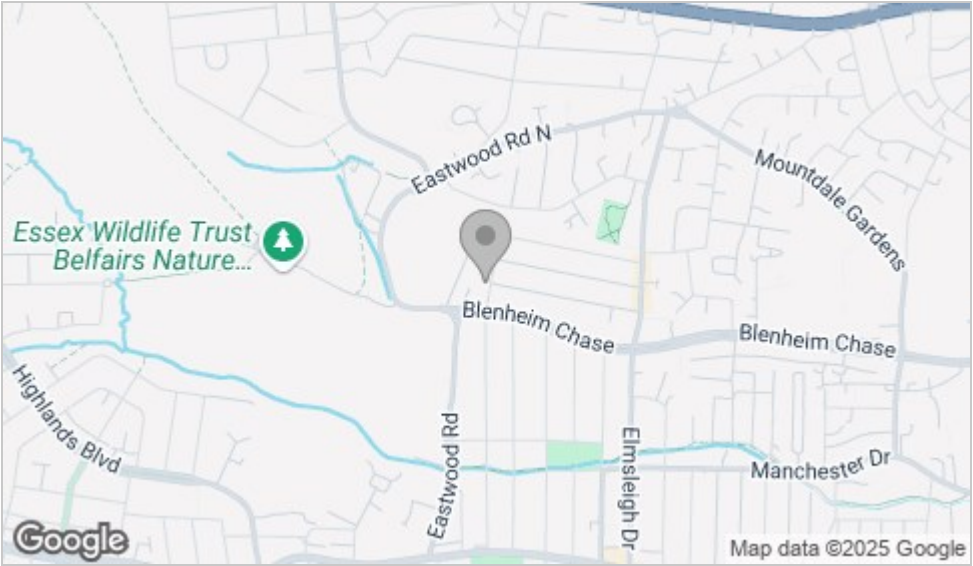
Power, lighting, laminate floor, double glazed french doors to the front, outside lights.



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.

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 firms 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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

