



76 Cricketfield Grove

76 Cricketfield Grove Leigh-On-Sea Essex SS9 3EL

Home Estate Agents are pleased to offer for sale this superb two double bedroom bungalow located within the heart of Leigh-on-Sea. This beautifully presented terraced property boasts a fabulous open-plan kitchen/family room with feature vaulted ceiling and is complemented externally by gardens to front and rear.

The accommodation comprises; entrance hall, two double bedrooms, bathroom/utility and a super open-plan kitchen/family room. Externally the property features pretty and well presented gardens to front and rear.

The property is also served by gas central heating and offers replacement double glazing throughout.

Situated on Cricketfield Grove, within the heart of Leigh-on-Sea, this wonderful home is within close proximity of all local amenities which includes nearby schools, park, seafront and



mainline railway station for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

We strongly recommend internal viewings to avoid missing out.

Entrance

Entrance door to front into:

Hallway

Engineered oak flooring, down lights, radiator. Opening into:

Lounge 21'4 x 10'9

Engineered oak flooring, fitted spotlights, built in storage cupboard, radiator. Open into:

Kitchen Diner 19'5 x 10'1

Engineered oak flooring, three radiators, vaulted ceiling with down lights, two double glazed Velux windows, loft access, built in storage cupboard, double glazed French doors leading



Bathroom/Utility Room

Tiled flooring, part tiled walls, Combi boiler, space for washing machine and freezer, radiator, double glazed opaque window to side, down lights, isolator, wash hand basin with mixer tap and vanity unit, WC, bath with taps and shower over, radiator.

Externally

Rear Garden

Private and well presented east facing rear garden with decking, lawn, flower beds, shrubs, gated side access.

Frontage

Pretty entrance front garden with paved pathway, lawn to side, shrubs.



to the garden, laminate rolled edge work surfaces with fitted contemporary white gloss wall and base units, appliances including; bowl sink with taps, part tiled walls, Bloomberg electric oven with four ring electric hob and extractor over, space for American style fridge freezer. Door leading to:

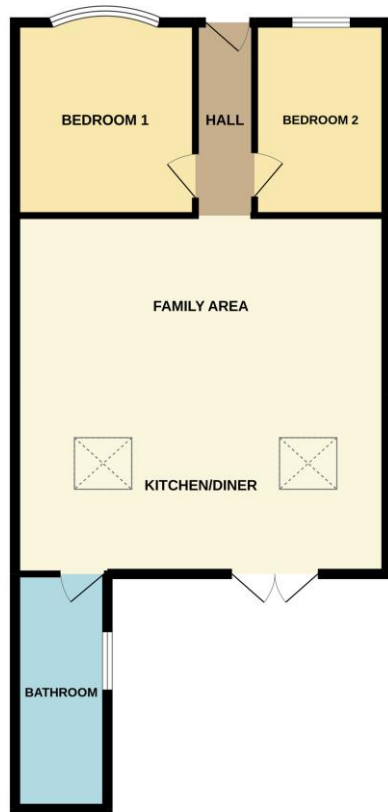
Bedroom One 13'0 into Bay x 10'3

Engineered oak flooring, radiator, down lights, double glazed bay window to front.

Bedroom Two 11'0 x 7'7

Engineered oak flooring, radiator, down lights, double glazed window to front.

BUNGALOW
747 sq.ft. approx.



TOTAL FLOOR AREA - 747 sq.ft. approx.
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Price: £495,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

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