



44 Blenheim Crescent

44 Blenheim Crescent Leigh-On-Sea Essex SS9 3DT

Home Estate Agents are excited to bring to market this immaculate four bed, detached house, nestled in the charming Blenheim Crescent of Leigh-On-Sea. This beautiful house offers a delightful blend of space, comfort, and convenience. This property is a true gem with its beautiful garden that is sure to captivate any nature lover.

The location itself is a standout feature, situated in the sought-after area of Leigh-On-Sea, offering a peaceful retreat while still being close to all the amenities you could desire. With a double garage and off-street parking for several cars, parking will never be an issue for you or your guests.

Step inside, and you'll find a well-designed layout featuring four double bedrooms, a separate study, and a utility room. The property is both spacious and bright, creating a welcoming atmosphere throughout. The highlight of the house has to be the 'L' shaped bi-fold doors that lead onto a beautifully landscaped rear garden, perfect for enjoying a



morning coffee or hosting a summer barbecue. A true blend of out indoor, outdoor living.

If you're looking for a home that combines comfort, style, and functionality, this property on Blenheim Crescent is a must-see. Don't miss out on the opportunity to make this house your dream home in Leigh-On-Sea.

Accommodation Comprises:

Entrance Lobby

Recently laid laminate flooring, radiator, coved cornice, ceiling light, double glazed entrance door to front, Door into:

Hallway

Laminate flooring, radiator, stairs leading to first floor, entry phone system, alarm system, built in storage cupboard, thermostat, two ceiling lights, coved cornice. Doors into:

Study

Laminate flooring, radiator, coved cornice, ceiling light, double glazed window to front with fitted blinds.



Lounge 22'0 x 10'11

Laminate flooring, two radiators, feature electric fireplace, coved cornice, two ceiling lights, two wall mounted wall lights, double glazed sliding patio doors leading to garden.

Kitchen Family Room 32'0 x 13'0

Laminate flooring with underfloor heating, upright radiator, exposed brick wall, down lights, ceiling light, double glazed window to side with fitted blinds and double glazed bi-folding doors to rear and side opening onto the garden. Kitchen area: laminate flooring, wooden worksurfaces with contemporary fitted wall and base units, integrated one and a half sink with drainer and taps, integrated Miele dishwasher, Miele electric



oven and John Lewis four ring induction hob with AEG extractor over. Door into:

Utility Room

Laminate flooring, double glazed door leading to garden, space for American fridge freezer, rolled edge laminate worksurfaces with base units, sink with taps and tiled splashbacks, coved cornice, down lights, radiator.

Cloakroom

Tiled flooring, part tiled walls, coved cornice, ceiling light, double glazed opaque window to side with fitted roller blind, radiator, WC, wall mounted mirrored cabinet, wash hand basin with taps.

Integral Double Garage 17'0 x 14'9

Double garage with electric roller door, power and lighting and houses boiler with plenty of space for cars, storage and utilities.

First Floor Landing

Fitted carpet, coved cornice, ceiling light, partially boarded loft access via fitted loft ladder, storage cupboard. Doors into:

Bedroom One 14'8 x 14'5

Fitted carpet, two radiators, coved cornice, down lights, double glazed windows to front with fitted blinds, built in wardrobe. Door into:



En-Suite

Tiled flooring and walls, walk in shower, extractor, down lights, WC, wash hand basin with mixer tap and vanity unit, wall mounted LED mirror, heated towel rail, wall mounted mirrored cabinet, double glazed opaque window to side with fitted roller blind.

Bedroom Two 12'0 x 10'6

Fitted carpet, radiator, coved cornice, ceiling light, double glazed window to rear with fitted blinds, built in wardrobe.

Bedroom Three 10'6 x 8'11

Fitted carpet, radiator, coved cornice, ceiling light, double glazed windows to rear with fitted blinds, built in wardrobe.

Bedroom Four 8'8 x 8'6

Fitted carpet, radiator, coved cornice, ceiling light, double glazed windows to front with fitted blinds.

Shower Room

Contemporary shower room with tiled flooring with underfloor heating, tiled walls, down lights, extractor, walk in double shower, heated towel rail, wash hand basin with mixer tap and vanity unit, WC, wall mounted LED mirror, double glazed opaque to side with fitted roller blind.

Externally

Frontage

Paved providing off street parking, wood chips, shrubs.

Rear Garden

Private and beautifully presented rear garden with lawn, paving, shrubs, two external taps and outbuilding.

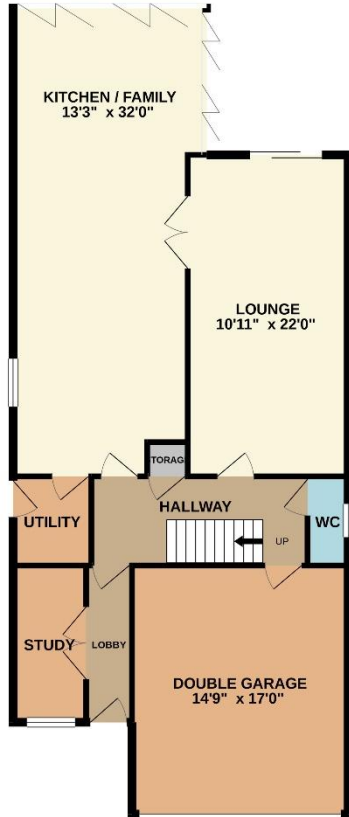
Outbuilding

Versatile room which could be used as a home office with Wifi.





GROUND FLOOR
1112 sq.ft. approx.



1ST FLOOR
649 sq.ft. approx.



TOTAL FLOOR AREA: 1761 sq.ft. approx.
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Guide Price: £700,000 - £725,000 Freehold

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