



56 Braemar Crescent



# 56 Braemar Crescent Leigh-on-Sea Essex SS9 3RJ

Home Estate Agents are delighted to present this charming three-bedroom semi-detached house located on Braemar Crescent in the desirable Highlands estate of Leigh-On-Sea. This property is perfect for families or those seeking a spacious home with ample parking and outdoor space.

As you enter, you will find two inviting reception rooms that provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The house boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the off-street parking, which accommodates up to three vehicles, along with a detached garage for additional storage or workshop space. This is a rare find in the area, offering convenience and peace of mind.



The south-facing garden is a delightful outdoor space, perfect for enjoying sunny days and hosting gatherings with friends and family. Its orientation ensures that you can bask in the sunlight throughout the day, making it an ideal spot for gardening or simply unwinding in the fresh air.

Situated close to Leigh Broadway, this home benefits from a vibrant community with a variety of shops, cafes, and amenities just a short distance away. The location also offers excellent transport links, making it easy to explore the surrounding areas.

In summary, this semi-detached house on Braemar Crescent is a fantastic opportunity for those seeking a spacious and well-located family home in Leigh-On-Sea. With its generous living space, ample parking, and lovely garden, it is sure to attract considerable interest. We invite you to arrange a viewing and discover all that this property has to offer.





#### Lounge 14'5 x 11'5

Carpeted, double glazed boxed bay window to front and three stained glass windows with secondary glazing, coved cornice, ceiling rose with light, wall light, picture rail, feature brick fireplace with wood burning stove, radiator.

#### Dining Room 16'9 x 10'11

Carpeted, double glazed windows to front and rear, double glazed French doors to rear, coved cornice, ceiling rose with light, wall light, plate rail, feature fireplace with wood burning stove, radiator.

#### Kitchen 11'7 x 10'5

Vinyl flooring, double glazed window to side, double glazed window to rear and double glazed patio door to rear, spotlighting, range of base units with complimentary worksurfaces and matching eye level wall mounted units, integrated double oven, four ring gas hob with extractor over, integrated fridge freezer and space for washing machine, tiled splashbacks.

#### First Floor Landing

Carpeted, stained glass window with secondary glazing, access to part boarded loft with power and lighting, picture rail, radiator. Doors to:

#### Bedroom One 13'9 x 10'5

Carpeted, double glazed windows to front and rear, ceiling light, picture rail, fitted wardrobes, radiator.



#### Entrance Porch

Tiled flooring, brick walls, two single glazed stained glass windows to front & side, vaulted roof, ceiling light. Entrance door with obscure glass into:

#### Hallway

Engineered oak wood flooring, double glazed obscure window to side, plate rail, ceiling light, stairs leading to first floor with understairs storage cupboard under. Doors to:

#### Downstairs WC

Tiled flooring, part tiled walls, double glazed obscure window, WC, wash hand basin with vanity storage, extractor.

**Bedroom Two 13'1 x 10'1**

Carpeted, double glazed window to front and stained glass window with secondary glazing, ceiling light, fitted wardrobes, radiator.

**Bedroom Three 10'11 x 8'5**

Carpeted, double glazed window to rear, ceiling light, fitted wardrobe, radiator.

**Bathroom 8'0 x 7'10**

Tiled flooring, part tiled walls, two double glazed obscure windows to side, ceiling light, P shaped bath with electric shower over, WC, wash hand basin with tap and vanity storage, airing cupboard, radiator.

**Externally**

**Rear Garden**

South east facing rear garden commencing with paved patio and the remainder being laid to lawn with flower beds, mature plants, shrubs and trees, two sheds, water tap, external power and lighting, garage, side access to front.

**Garage 14'8 x 7'5**

Garage with door to front and rear, power, lighting, vaulted ceiling, exposed brick walls.

**Frontage**

Paved driveway and dropped kerb providing off street parking for two cars, mature flower bed borders.















**Price £645,000 Freehold**

**HOME** - The Estate Agent of Leigh  
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