



76 Horseshoe Crescent



# 76 Horseshoe Crescent Shoeburyness Essex SS3 9WL

Home Of Leigh are very excited to offer for sale this surprisingly spacious four bedroom semi detached house, located in a quiet no through road within the historic and popular Shoebury Garrison development.

The accommodation comprises; entrance hall, ground floor cloakroom, study, snug and a beautiful and cleverly extended open plan kitchen, dining and living area which overlooks the rear garden.

To the first floor there are three great size double bedrooms, including a master bedroom with en suite shower room plus a family bathroom, whilst to the top floor there is another double bedroom with its own separate dressing room/walk-in closet.

Externally the property stands on a generous size and larger than average corner plot with delightful walled gardens, whilst to the front there is off street parking.



Located on Horseshoe Crescent within the sought after Shoebury Garrison, this wonderful family home is perfectly positioned for the Nature Reserve and Cricket Green, as well as being within a short stroll of the beachfront. Hinguar Primary School is close by, as is Shoebury mainline railway station giving direct access into London Fenchurch Street.

## Accommodation Comprises

Via storm porch with external lighting and wall lighting. Double glazed entrance door into:

## Entrance Hall

Karndean wood effect flooring, single glazed obscure window, dado rail, coved cornice, ceiling light and spotlights, stairs leading to first floor accommodation with understairs storage cupboard, radiator. Doors to:

## Downstairs WC

Karndean flooring, tiled walls, ceiling light, extractor, wash hand basin with tap, WC.

## Study 12'8 x 8'9

Double glazed Sash window to front aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator.



### Open Plan Kitchen/Family & Dining Room 27'6" x 13'1" x 22'9"

A fabulous open plan living space with two clearly defined areas as follows:

#### Dining Area 14'1" x 13'3"

With a continuation of wood flooring, coved to smooth plastered ceiling, access to a large understairs storage cupboard measuring 7'9" x 5'4", radiator, double doors to snug. Open plan to:

#### Kitchen & Family Room 22'9" x 13'1"

Two double glazed Sash windows to rear aspect. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces



with an abundance of cupboards and drawers beneath, two built in ovens and four ring electric hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, integrated under counter fridge, built in bin storage, central island with matching worktops and cupboards beneath, further double glazed Sash windows to rear aspect in the sitting area with double glazed bi-folding doors giving access to the rear garden, continuation of wood flooring, feature vaulted ceiling with Velux windows, smooth plastered ceiling with inset spotlighting, radiator.

#### Snug 12'5" x 9'1"

Two double glazed Sash windows to side aspect, carpeted, coved to smooth plastered ceiling, radiator.

#### First Floor Landing 13'7" max x 13'3"

Feature double glazed circular window to side aspect, carpeted, stairs leading to the second floor landing, smooth plastered ceiling, radiator. Doors to:

#### Bedroom One 13'3" x 10'1"

Two double glazed Sash windows to rear aspect, carpeted, coved to smooth plastered ceiling, radiator. Door to:

#### En-Suite Shower Room 6'7" x 3'10"

Modern suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.



### Bedroom Two 18'1 x 8'1

Two double glazed Sash windows to front aspect and additional double glazed Sash window to rear, carpeted, smooth plastered ceiling, radiator.

### Bedroom Three 13'5 x 9'5

Two double glazed Sash windows to front aspect, carpeted, smooth plastered ceiling, radiator.

### Family Bathroom 6'7 x 5'9

Modern three piece suite comprising; bath with mixer tap and shower attachment with additional Rainfall shower head, wash hand basin with mixer tap, low level WC with cupboard beneath, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.



### Second Floor Landing 13'3 x 6'1 max

Feature double glazed circular window to side aspect, carpeted, cupboard housing boiler, smooth plastered ceiling, access to dressing room/closet.

### Walk In Closet 13'5 x 4'2

Carpeted, fitted hanging rails.

### Bedroom Four 13'3 x 11'7

Two Velux windows to rear aspect, carpeted, smooth plastered ceiling, built in eaves storage cupboard, radiator.

### Externally

#### Rear Garden

The property stands on a larger than average plot with gardens to both rear and side of the property. There is an extensive paved patio area to the immediate rear of the kitchen with the remainder being laid to lawn with brick wall enclosure, side access to front.

#### Frontage

The front of the property is paved providing off street parking for one vehicle.



























Guide Price £665,000 - £675,000 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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