



Sandy Crescent, Great Wakering
£399,995

home.

17 Sandy Crescent

Great Wakering

SS3 0FN



- Immaculate Three Bedroom Detached House
- Popular Semi-Rural Location
- Lounge/Diner Overlooking The Rear Garden
- Modern Fitted Kitchen/Breakfast Room
- Good Size Rear Garden With Purpose Built Garden Room
- Off Street Parking For Two Vehicles
- Perfectly Positioned For Open Woodland & Fishing Lakes
- Short Drive To Mainline Railway Stations

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



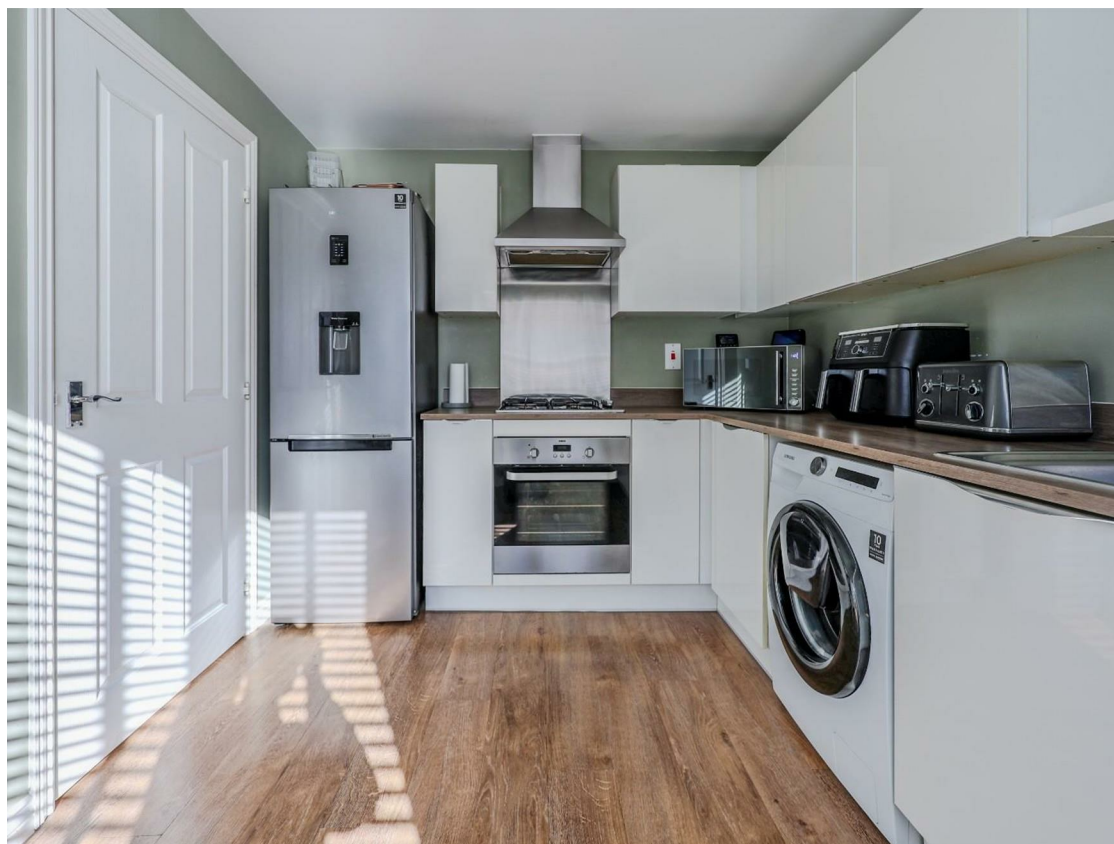


Home Of Leigh are delighted to offer for sale this immaculately maintained three bedroom detached house located in a popular semi-rural location yet still within easy reach of local amenities and major railway links into London and Southend City Centre.

The accommodation comprises; entrance hall, ground floor cloakroom, lounge/diner which overlooks the rear garden plus a separate modern fitted kitchen/breakfast room, whilst to the first floor there are three well appointed bedrooms and a modern three piece bathroom suite.

Externally the property boasts a good size rear garden with a purpose built garden room, whilst to the front of the property there is off street parking for two vehicles.

Located on Sandy Crescent in the picturesque village of Great Wakering, this modern family home is perfectly positioned to take full advantage of open woodland and fishing lakes which are close by as well as being within a short drive to railway stations giving direct access into London.





Accommodation Comprises

Double glazed entrance door leading to:

Entrance Hall

15'6 x 7'4

A good size entrance hall with Amtico wood flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, smooth plastered ceiling, radiator. Doors to:

Ground Floor Cloakroom

6'2 x 4'7

Modern two piece suite comprising; low level WC, pedestal wash hand basin, tiled flooring, smooth plastered ceiling.

Lounge

15'6 x 11'8

Double glazed window to rear aspect with additional double glazed French doors leading to the garden, continuation of Amtico wood flooring, smooth plastered ceiling, radiator.

Kitchen/Breakfast Room

11'4 x 10'1

Double glazed window to front aspect. The kitchen is fitted to include a stainless steel singled drainer sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and American style fridge freezer, integrated dishwasher, concealed boiler (n/t), Amtico wood flooring, smooth plastered ceiling.

First Floor Landing

9'1 x 4'9

Smooth plastered ceiling with access to loft space, carpeted, radiator. Doors to:

Bedroom One

15'6 x 11'1

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

Bedroom Two

10'8 x 8'1

Double glazed window to rear aspect, wood flooring, radiator.

Bedroom Three

11'1 max x 7'3

Double glazed window to rear aspect, carpeted, radiator.

Family Bathroom

Wood flooring, three piece suite comprising; walk-in wet room style shower enclosure with handheld and drench rainwater shower, WC, pedestal wash handbasin with monobloc mixer tap, tiled splashback, smooth plastered ceiling, extractor, heated towel rail.

Exterior

Rear Garden

The property benefits from a good size rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing and raised flower beds, further patio area to the extreme rear, gated side access to the front, access to the garden room

Garden Room

9'7 x 7'8

Wood flooring, smooth plastered ceiling with inset spotlighting, power, water and heating.

Front Garden

The property benefits from off street parking for two vehicles.









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Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
House - Detached

Approx. sq ft
EPC band: B
Tenure: Freehold
Council Tax Band:

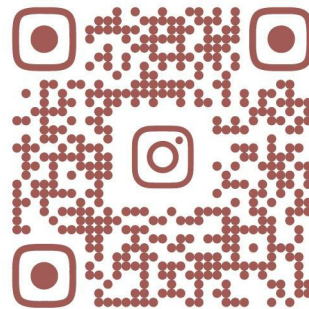
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