



Crescent Road, Leigh-On-Sea  
£935,000

home.



# 92 Crescent Road

Leigh-On-Sea  
SS9 2PG



- Wonderful & Spacious Five Bedroom Semi Detached House
- Marine Estate
- Fantastic Living Accommodation Over Three Floors
- West Facing Lounge
- Gorgeous Open Plan Kitchen/Dining/ Sitting Area
- Two Bathrooms
- Great Size East Backing Rear Garden With Purpose Built Garden Room
- Ample Off Street Parking & Integral Garage
- Perfectly Positioned To Take Full Advantage Of The Broadway
- Short Stroll Of The Old Town & Mainline Railway Station

## 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 very excited to offer for sale this wonderful and spacious five bedroom semi detached house which has been cleverly extended to provide fantastic living accommodation over three floors and is located just off Marine Parade in the heart of the enviable Marine Estate.

The accommodation comprises; entrance hall, a west facing lounge and a gorgeous open plan kitchen/dining/sitting area to the rear overlooking the rear garden with a separate utility room and ground floor cloakroom.

To the first floor there are four well appointed bedrooms and two bathrooms, including an en suite shower room, whilst to the second floor there is a large master bedroom and further bathroom.

Externally the property boasts a great size east backing rear garden with a purpose built garden room and ample off street parking to the front with an integral garage.



Located on Crescent Road in the heart of the Marine Estate, this lovely family home is perfectly positioned to take full advantage of the Broadway and its extensive range of shops, bars, restaurants and boutiques as well as being within a short stroll of the Old Town and mainline railway station giving direct access to London Fenchurch Street.



## Accommodation Comprises

The property is approached via part glazed entrance door leading to:

### Entrance Hall

A great size entrance hall with double glazed lead light windows to front aspect, wood flooring throughout, picture rail, stairs leading to first floor accommodation with understairs storage cupboard, radiator. Doors to:

### Lounge

15'3 into bay x 12'7

Double glazed lead light bay window to front aspect, carpeted, coved cornice to smooth plastered ceiling, feature fireplace with inset log burner and tiled hearth, radiator.

### Open Plan Lounge Kitchen & Dining Room

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

### Dining Room

13'4 x 12'6

With continuation of wood flooring, feature fireplace with tiled hearth, coved cornice to ceiling, bespoke range of fitted alcove storage cupboards with shelving above, radiator. Open plan to:

### Snug

11'1 x 10'9

Double glazed sliding patio doors to both rear and side aspects overlooking and leading to the rear garden, continuation of wood flooring, picture rail, feature floor standing log burner (to remain), feature vaulted ceiling with inset spotlighting.

### Kitchen

10'6 x 10'5

Double glazed window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, appliance space for range cooker with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, further range of matching fitted cupboards, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, door to:

### Utility Room

14'5 x 6'1

Double glazed obscure window to side aspect and double glazed door to garden, stainless steel sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards beneath, appliance space for washing machine, dryer and fridge freezer, wood flooring. Door to:

### Ground Floor Cloakroom

Double glazed window to side aspect. Modern two piece suite comprising; low level WC and wash hand basin, radiator.

### First Floor Landing

9'8 x 9'4

A great size landing area which is carpeted, stairs leading to the second floor accommodation, coved to smooth plastered ceiling. Doors to:

### Bedroom Two

13'6 x 12'1

Double glazed lead light window to front aspect, carpeted, smooth plastered ceiling, radiator.

### Bedroom Three

13'1 x 12'2

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, radiator.

### Bedroom Four

14'6 x 9'3

Two double glazed lead light windows to rear aspect, carpeted, coved to smooth plastered ceiling, two radiators. Door to:







### En-Suite Shower Room

5'9 x 4'9

Double glazed lead light obscure window to side aspect. Modern three piece suite comprising; fully tiled shower cubicle, pedestal wash hand basin, low level WC, coved to smooth plastered ceiling with inset spotlighting, radiator.

### Bedroom Five

9'3 x 9'3

Double glazed window to front, coved to smooth plastered ceiling, carpeted, radiator.

### Family Bathroom

12'6 x 5'8

A great size family bathroom with double glazed obscure window to rear aspect. Modern suite comprising; bath with mixer tap and shower attachment with additional Rainfall shower head over, twin wash hand basins with mixer taps and vanity drawers beneath, low level WC, built-in airing cupboard housing Megaflo hot water tank, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Second Floor Landing

Velux window to side aspect, carpeted, large eaves walk-in storage cupboard (measuring 10'1 x 9'7 max) offering Velux window to rear and ample storage. Door to:

### Master Bedroom

17'1 x 13'4

Velux windows to both front and rear aspect, carpeted, range of fitted wardrobes, radiator.

### En-Suite Bathroom

Velux window to front aspect. Modern three piece suite comprising; wood panelled bath with mixer tap, low level WC, half pedestal wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

#### Rear Garden

The property benefits from a great size east backing rear garden which commences with an extensive paved patio area. The remainder is laid to lawn and enclosed by screen panelled fencing with mature range of flower and shrub borders, garden shed, purpose built garden room with double glazed French doors, side access to front.

#### Front Garden

The front of the property is block paved providing ample off street parking for several vehicles and giving further access to a small garage.























## Property Details

5 Bedrooms  
3 Bathrooms  
3 Reception Rooms  
House - Semi-Detached

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

£935,000

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