



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



62 Cranleigh Drive, Leigh-On-Sea, SS9 1SY

Guide Price £600,000 Freehold

Finished to a high specification a brand new 2/3 bedroom semi-detached house arranged over 3 floors, many extra features which include energy saving solar panels, luxury kitchen/diner with integrated Neff appliances, utility room/W.C. 2 En-suite shower rooms, luxury bathroom and floor coverings throughout. Externally is an approx 30' garden and garage. Convenient position, situated south of the London Road within a short walk of Leigh Broadway.

62 Cranleigh Drive, Leigh-On-Sea, SS9 1SY

Accommodation

Part glazed composite door with obscure glazed panel to side, leading to:-

Entrance Hall 20'2 x 5'9 (6.15m x 1.75m)



Luxury Vinyl tile herringbone flooring, double storage cupboard with light, power points, stairs to first floor with glass balustrade, under stairs storage cupboard, door to garage, door to:-

Study/Bedroom 3 14'8 x 10'9 (4.47m x 3.28m)



Window and French doors to rear leading to garden, luxury Vinyl tile herringbone flooring, radiator, skimmed finish ceiling. Door to:-

En-suite



Close cupboard dual flush W.C. wall mounted vanity unit, inset wash hand basin with splash back and drawers below, mirror fronted cabinet above. Large fully tiled shower cubicle. Heated towel rail/radiator, half tiled to window wall, luxury Vinyl tile herringbone flooring, obscure window to side. Skimmed finish ceiling with inset lighting.

1st floor landing



Glass balustrade, carpet, power points, skimmed finish ceiling with inset lighting. Doors to:-

62 Cranleigh Drive, Leigh-On-Sea, SS9 1SY

Lounge/Diner 16'3 x 14'8 red to 11'9 (4.95m x 4.47m red to 3.58m)



L -Shaped room with French doors to balcony, window to front and obscure window to side, two radiators, carpet, skimmed finish ceiling.



Kitchen/Diner 14'8 x 8'7 (4.47m x 2.62m)



Fitted with a range of attractive units and pan drawers, bank of units with Neff integrated fridge and freezer, Neff slide away

oven/grill, Neff combination oven and microwave. Quartz worksurfaces and upstands, inset Neff induction hob with Neff extraction fan over, matching Quartz splash back to hob. Undermounted sink with hot tap, integrated Neff dishwasher. Luxury vinyl tile flooring, radiator, two windows to rear, skimmed finish ceiling with inset lighting.



62 Cranleigh Drive, Leigh-On-Sea, SS9 1SY

Utility Room/W.C



White units to one wall concealing space and plumbing for washing machine and tumble dryer, white modern butler style sink with black tap on worktop. Close coupled dual flush W.C. radiator, luxury vinyl tile flooring. Skimmed finish ceiling, obscure window to side.

2nd floor landing



Glass balustrade, carpet, power points, large storage cupboard with pressurised water tank, light and power points. Skimmed finish ceiling with large roof light. Doors to:-

Bedroom One 14'8 x 12'2 (4.47m x 3.71m)



Two windows to front, radiator, carpet doors to:-



En-Suite 7'8 x 7'1 (2.34m x 2.16m)



Double walk in shower fully tiled with attractive brick style tiling, brushed brass effect rain head shower and hand held shower. Close coupled dual flush W.C. Matching fully tiled wall with wall mounted vanity unit with pull out drawer under and inset wash hand basin with brushed brass effect tap, round mirror above with brass effect trim and light above. Heated towel rail/radiator, luxury non slip vinyl flooring, skimmed finish ceiling, obscure window to side.

62 Cranleigh Drive, Leigh-On-Sea, SS9 1SY

Garden approx 30' x 19' (approx 9.14m x 5.79m)



Bedroom Two 14'8 x 8'7 (4.47m x 2.62m)



Two windows to rear, carpet, radiator, skimmed finish ceiling.

Bathroom



Black panelled bath with black thermostatic bath filler, wall mounted black vanity unit with inset wash hand basin with black tap and drawer under, round mirror above with black trim and light. dual flush close coupled W.C. Heated towel rail/radiator. Fully tiled to one wall and tiled splash back to bath. Luxury non slip vinyl flooring, skimmed finish ceiling with inset lighting.



Patio, remainder laid to lawn, fully fenced boundaries. Block paving to side of patio continuing to the side of the property, external water tap, gas and electric meters and gate to front.

Garage 18'4 x 7'10 (5.59m x 2.39m)

Up and over door to front, half obscure glazed door to side, wall mounted gas central heating boiler, consumer unit, power points, door to entrance hall.

Front

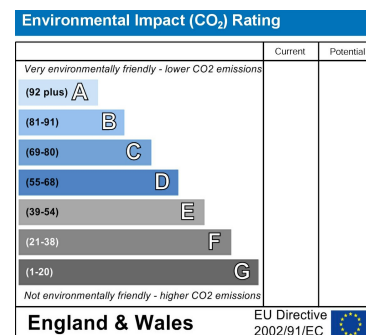
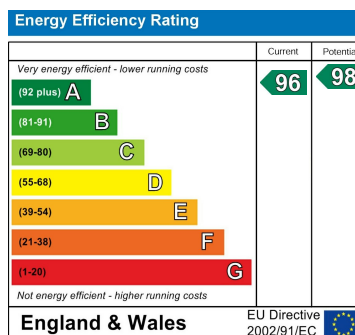
Blocked paved with planted flower beds to either side, gated access to rear and access to garage.

Solar Panels

SAP and Income Calculations – String – 8 x 400w Panels

Qty of Solar Panels to be fitted	8
Size of panels in watts	400
Installed kW peak power (kWp)	3.2
Annual Output of the system (kWp x Kk x SF = kWh)	2,880.00
Total income/savings p.a. - 2,880 KWh @ 0.30p per KWh	£864.00
Total predicted income/savings over 20 year period	£24,433.92

Predicted income/savings p. a. - 2,880 KWh @ 0.30p per KWh please ask agent for further details.



62 Cranleigh Drive, Leigh-On-Sea, SS9 1SY



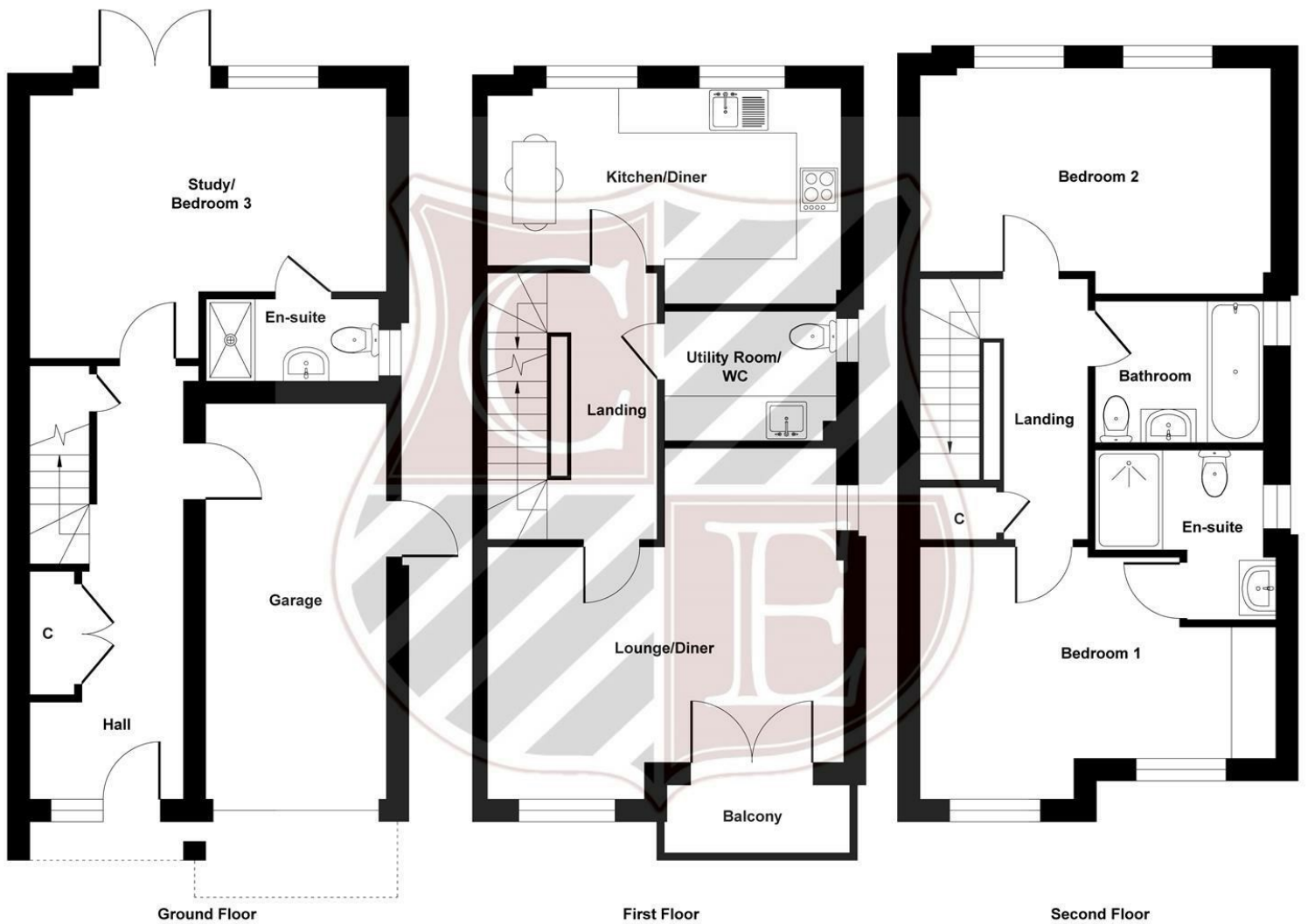


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.