



* £400,000- £450,000 * WALK TO CHALKWELL STATION
 * LARGE REAR EXTENSION WITH VAULTED CEILING * NO
 ONWARD CHAIN * QUIET TREE-LINED SIDE ROAD *
 CENTRAL LEIGH-ON-SEA LOCATION * POTENTIAL FOR
 DRIVE S.T.P * This incredibly bright and spacious bungalow
 offers two double bedrooms to the front of the property, a
 generously sized bathroom, large rear extension allowing
 for an open plan kitchen-family room with modern fitted
 kitchen and direct access to a private rear garden. For
 schooling, Darlington and Belfairs Academies are both
 within catchment, while the prestigious grammar schools of
 the borough are nearby. Chalkwell Station is a walk away
 for commuters to London, as well as the beachfront, Leigh
 Broadway and Chalkwell Park, while amenities and bus links
 are conveniently located at the top of the road.

- Great central Leigh-on-Sea location
- Popular open-plan layout
- Two bright double bedrooms
- Generously sized bathroom
- Amenities and bus links at the top of the road
- Large rear extension
- Quiet tree-lined side road
- Potential for a driveway (S.T.P)
- Walking distance to Leigh Train Station and the Broadway
- No onward chain

Cricketfield Grove

Leigh-on-Sea

£400,000

Price Guide



Cricketfield Grove



Frontage

Attractive frontage with rendered garden wall, front lawn and planting and an obscured UPVC double glazed front door.

Entrance Hallway

Spotlighting, doors to bedrooms and an opening to the kitchen-family room, engineered oak flooring.

Kitchen Family Room

21'3" x 20'6"

UPVC double glazed French doors leading out to the garden and a vaulted ceiling with spotlights, two double glazed Velux windows and loft access. White gloss kitchen units both wall-mounted and base level comprising; laminate worktops with sink and mixer tap, four ring burner gas hob with extractor over and an integrated oven, tiled splash back, space for a large American style fridge/freezer, three radiators, engineered oak flooring.

Bathroom/Utility Room

13'5" x 5'6"

UPVC double glazed obscured window to side aspect, travertine tiled floor and partially tiled walls, combi boiler, space for washing machine and additional freezer or tumble dryer, radiator, spotlights, vanity unit with wash basin and mixer tap, low-level w/c, bath with taps and shower over, radiator.

Bedroom One

12'11" into bay x 10'2"

UPVC double glazed bay window to front aspect, engineered oak flooring, radiator, spotlights.

Bedroom Two

10'11" x 7'6"

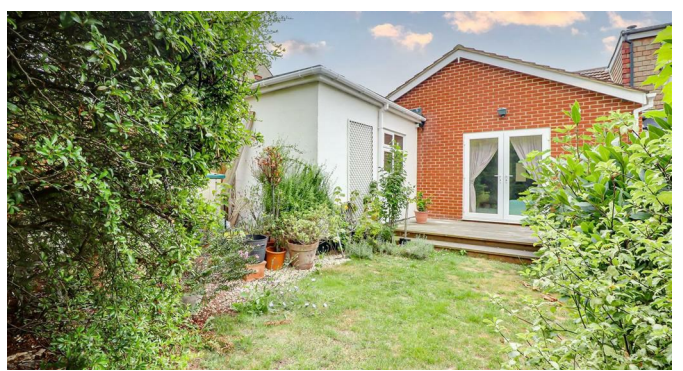
UPVC double glazed window to front aspect, engineered oak flooring, radiator, spotlights.

Rear Garden

Secluded garden with decked seating area, lawn, shrubbery border, a storage area and gated side access.

Agents Notes:

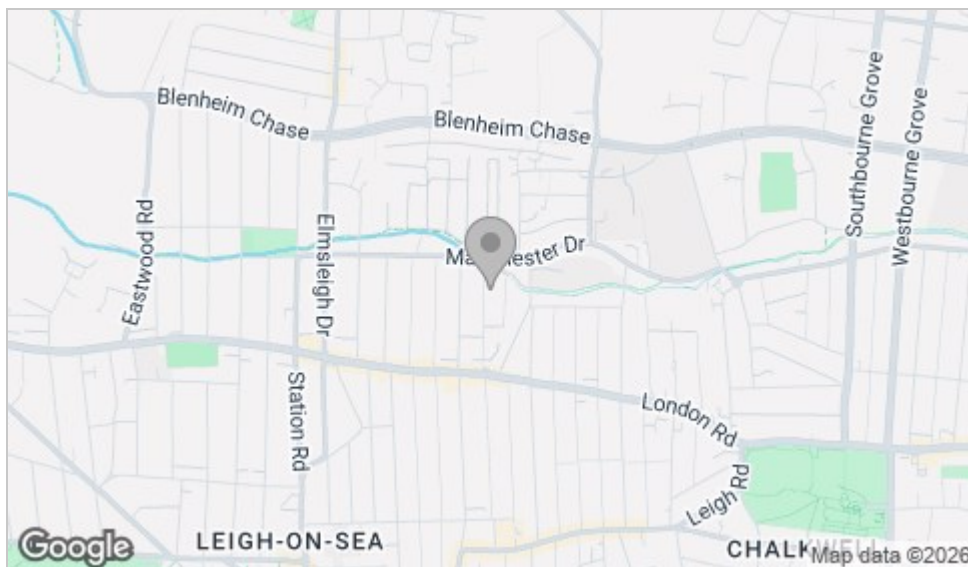
Our advert includes photos of the property before there was remedial works carried out in the kitchen and bathroom. The vendor unfortunately had a leak which has now been rectified although the kitchen and bathroom haven't been finished completely.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		