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today on 01268 777400**



## **Chesterfield Crescent, Leigh-On-Sea Asking price £450,000**

This spacious semi-detached chalet offers versatile and well-balanced accommodation, making it an ideal home for a wide range of buyers. The generous lounge provides an inviting space for the whole family to relax, while the bright and expansive kitchen-diner is perfect for everyday living, family gatherings, and entertaining.

The ground floor features two well-proportioned double bedrooms and a modern shower room, offering excellent flexibility. Upstairs, two further double bedrooms are complemented by a family bathroom, creating an ideal layout for growing families or those in need of additional space.

Outside, the well-kept garden is perfect for enjoying the warmer months and outdoor dining. Further benefits include a garage and off-road parking.

Ideally positioned close to local shops, amenities and Eastwood Park, with Eastwood Academy and excellent transport links nearby, this is a fantastic opportunity in a convenient and sought-after location.

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#### Entrance

Entrance door opening into a welcoming hallway featuring laminate flooring, dado rail detailing, staircase rising to the first floor, and doors providing access to the principal rooms.

#### Lounge – 24'4 x 10'9

A generously proportioned reception room with fitted carpet, feature electric fireplace, radiator, and wall-mounted lighting. Double-glazed French doors open directly onto the rear garden, while coved cornicing enhances the ceiling finish.

#### Kitchen / Diner – 17'9 x 11'5

A spacious and practical kitchen-diner fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap. There is space for a range cooker, dishwasher, washing machine, and American-style fridge freezer. Finished with tiled flooring, part-tiled walls, radiator, coved cornicing, and a double-glazed window and door providing access to the rear garden.

#### Ground Floor Shower Room

Modern three-piece suite comprising a corner shower, wash hand basin set within a vanity unit with mixer tap, and low-level WC. Finished with tiled flooring and walls, and a double-glazed obscure window to the side aspect.

#### Bedroom Three – 11'2 x 8'7

Fitted carpet, radiator, and double-glazed window to the front aspect.

#### Bedroom Two – 13'6 x 10'2

A well-sized bedroom with fitted carpet and double-glazed window to the front.

#### First Floor Landing

Fitted carpet, radiator, and doors leading to:

#### Master Bedroom – 11'1 x 10'1

Fitted carpet, radiator, double-glazed window overlooking the rear garden, and built-in wardrobes.

#### Bedroom Four – 18'5 x 7'2

A spacious bedroom with fitted carpet, eaves storage, and a double-glazed window to the rear aspect.

#### Bathroom

Three-piece suite comprising a panelled bath, pedestal wash hand basin, and low-level WC. Finished with tiled flooring, part-tiled walls, radiator, heated towel rail, and a double-glazed obscure window to the side.

#### Rear Garden

Beginning with a covered paved patio area leading to a lawn with established planted borders. Additional features include access to the garage and side gated access to the front of the property.

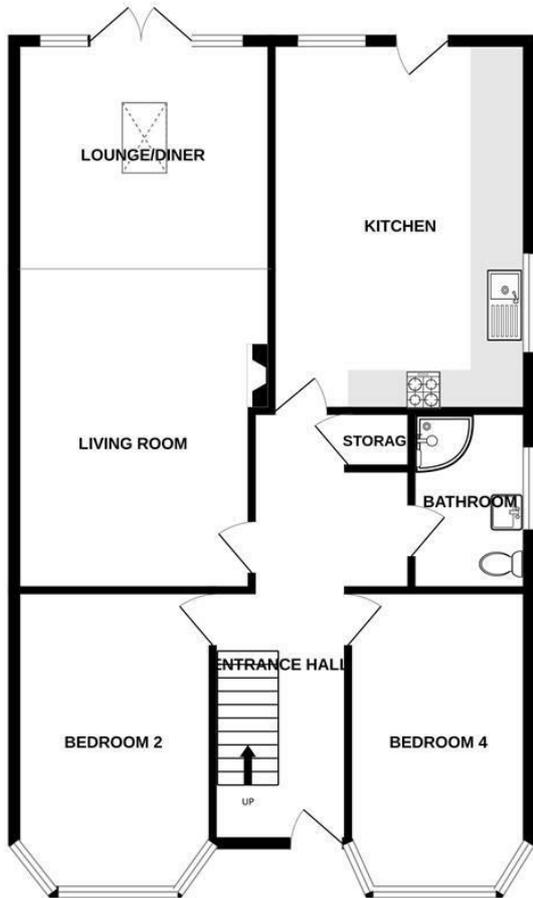
#### Garage

Fitted with double doors and providing access through to the rear garden.

#### Front Garden

Block-paved driveway offering ample off-road parking, leading to the main entrance and bordered by planted beds. Double gates provide access to the garage, with additional side gated access to the rear garden.

GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



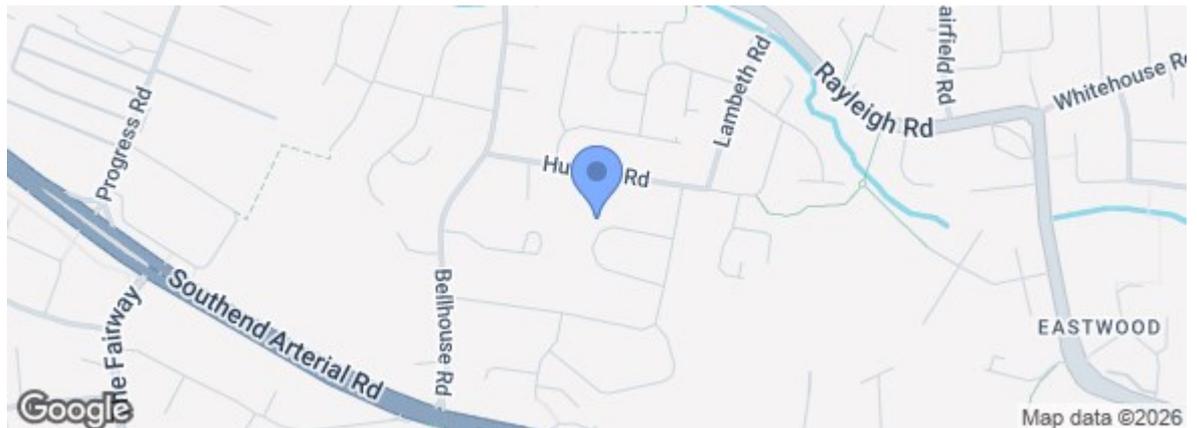
1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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