



\* £550,000 - £600,000 \* Located in the desirable Grasmead Avenue area of Leigh-on-Sea, this attractive semi-detached chalet fuses character with contemporary living. Four generously proportioned bedrooms make it perfect for families or those seeking extra space. The property features two reception rooms, creating flexible areas for relaxation and entertaining.

A standout beautifully landscaped garden provides a tranquil outdoor retreat across the seasons. Parking is convenient with a driveway for three to four cars, plus an attached garage.

Inside, the layout is well planned, including a downstairs shower room and an en-suite bathroom to serve a busy household. The interior feels practical yet welcoming.

Off the doorstep, you'll find excellent transport links, with walking access to major bus routes, Leigh Broadway, and Chalkwell Station, ideal for commuting and leisure.

This chalet offers a wonderful opportunity to join a vibrant community while enjoying a spacious, well-appointed home. Don't miss out on making it yours.

- Character semi-detached chalet
- Two/three reception rooms
- Charming conservatory
- Beautifully landscaped garden
- Great school catchment
- Three/four bedrooms
- Large modern kitchen rooms
- Downstairs shower room and en-suite bathroom
- Driveway creating parking for three to four vehicles and an attached garage
- Walking distance to major bus routes, Leigh Broadway and Chalkwell Station

## Grasmead Avenue

Leigh-on-Sea

**£550,000**

Price Guide



# Grasmead Avenue



## Frontage

Driveway for three to four vehicles, access to the garage, access to:

## Entrance Hallway

19'7" x 5'1" > 3'6"

Smooth coved ceiling, ceiling rose and a pendant light, picture rails, UPVC entrance door to the front, dado rails, three column radiator, vinyl flooring.

## Bedroom One

16'4" into the bay x 11'5"

Coved ceiling, double glazed bay windows to the front with fitted shutter blinds, leadlight stained glass feature window to the side, fitted wardrobes with top boxes, radiator, carpet.

## Bedroom Two

11'5" x 8'5"

Picture rails, pendant light, double glazed windows to the side, floor to ceiling wardrobes, radiator, carpet.

## Sitting Room/Bedroom Four

11'5" x 10'11"

Coved ceiling with a ceiling rose and a pendant light, picture rails, dado rails, radiator, lino flooring, double glazed patio doors to the rear leading to:

## Conservatory

9'9" x 9'5"

Double glazed windows to the side and rear overlooking the garden, double glazed patio doors to the side leading out to the garden, radiator, vinyl flooring, UPVC double glazed door to the side giving access to:

## Kitchen

15'10" x 9'3"

Smooth coved ceiling with inset spotlights. Modern kitchen comprising of; wall and base level units with floor to ceiling units and a roll edge laminate worktop, 105 stainless steel sink and drainer with a chrome tap, four ring induction hob with an extractor fan above, integrated Bosch oven and grill, integrate fridge freezer, space for a washing machine, space for a slimline dishwasher, space for a tumble dryer, tiled splashbacks, shelving, radiator, laminate flooring, opening to:

## Dining Room

12'4" x 10'11"

Smooth coved ceiling with a ceiling rose and a pendant light, picture rails, dado rails, built in display cabinets either side of the chimney breast with base level units, feature fireplace opening with a tiled surround, two column radiator, laminate flooring, opening to:

## Downstairs Shower Room

8'1" x 5'0"

Cube glass window to the rear, smooth ceiling with an extractor fan, double his and hers vanity unit wash basin with tiled splashbacks, double walk-in shower, low-level WC, traditional style radiator, patterned lino flooring.

## Lounge

14'11" x 11'10"

Smooth coved ceiling with a ceiling rose and a pendant light, picture rails, dado rails, double glazed windows to the front with fitted shutter blinds, feature fireplace opening with a wooden surround and a tiled hearth, laminate flooring, three column radiator, carpeted stairs to:

## Bedroom Three

12'2" x 11'1" > 7'11"

Smooth ceiling with a pendant light, eaves storage, double glazed Velux window to the rear, carpet, folding door to:

## En-Suite Bathroom

7'4" x 6'9"

Smooth ceiling with inset spotlights, double glazed Velux window to the rear, roll edge bath with a shower hose, tiled splashbacks, traditional style wash basin with tiled splashbacks, low-level WC, lino flooring, shaver point, opening to:

## Walk-In Wardrobe

7'3" x 5'1"

Wall light, hanging rail, radiator, lino flooring.

## Rear Garden

Commences with a raised three level patio area with the remainder artificial lawn, tree and shrub borders, garden shed, garage, outside tap, outside lighting.

## Agents Notes:

Council tax band: D

New flat roof - 2024

Whole house rewired - 2023

New boiler installed - 2023

New radiators in the lounge, dining room, hallway and shower room - 2024

New shower, toilet and twin sinks fitted in 2024

New bath, sink and toilet (upstairs) fitted in 2023

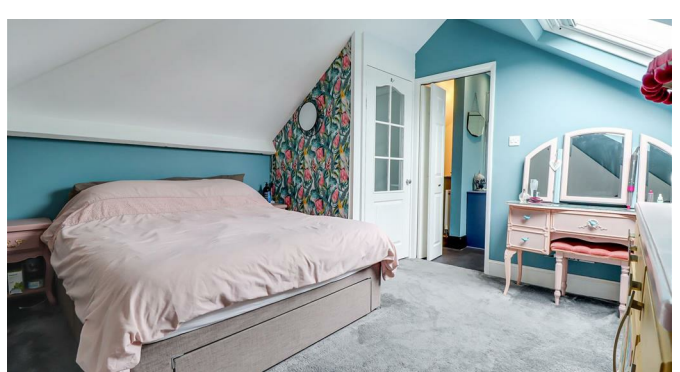
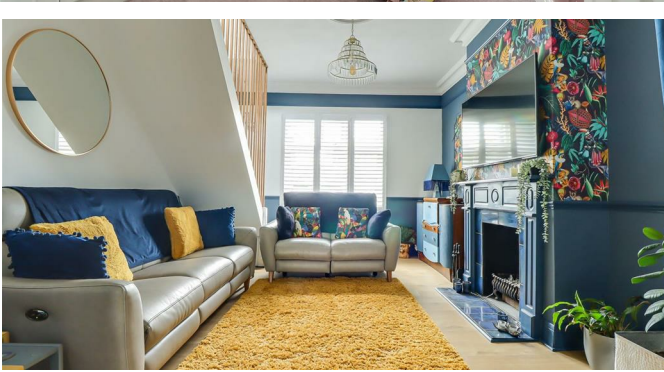
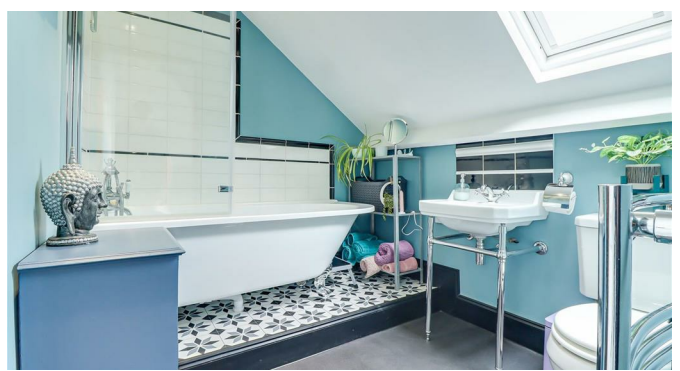
Ceilings replastered in the lounge and dining room - 2024

New plaster coving in the lounge, dining room and kitchen - 2024

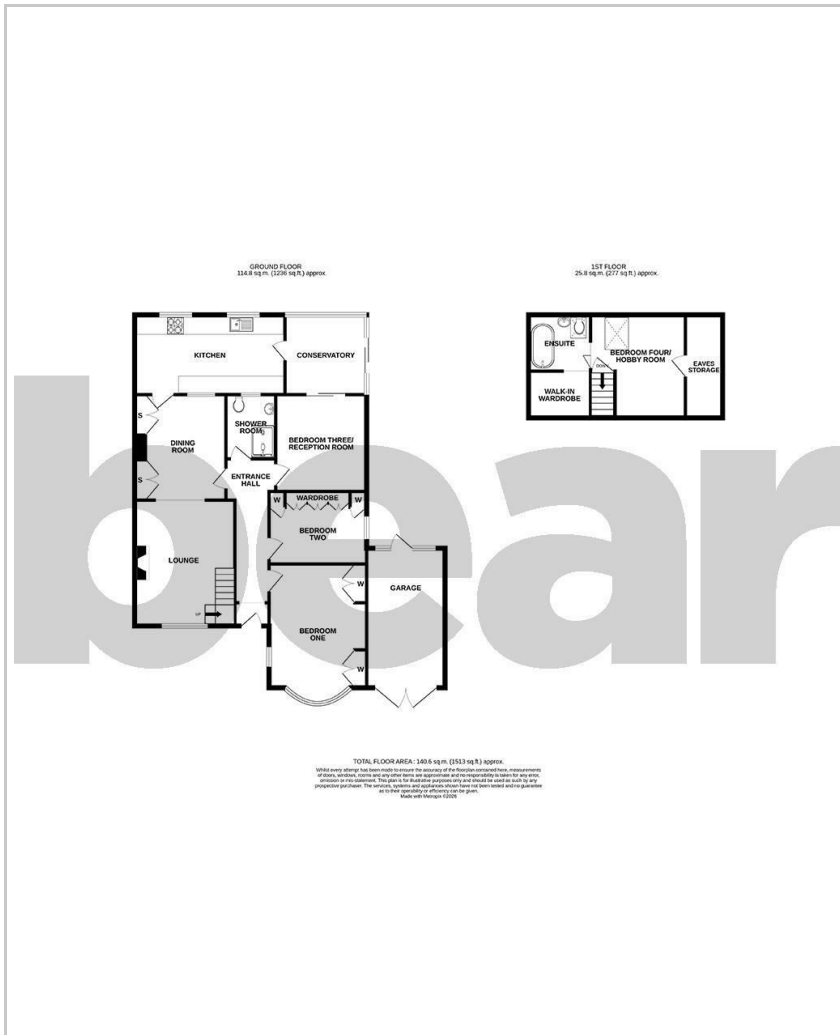
New integrated fridge, freezer and oven - 2024

New kitchen windows - 2024

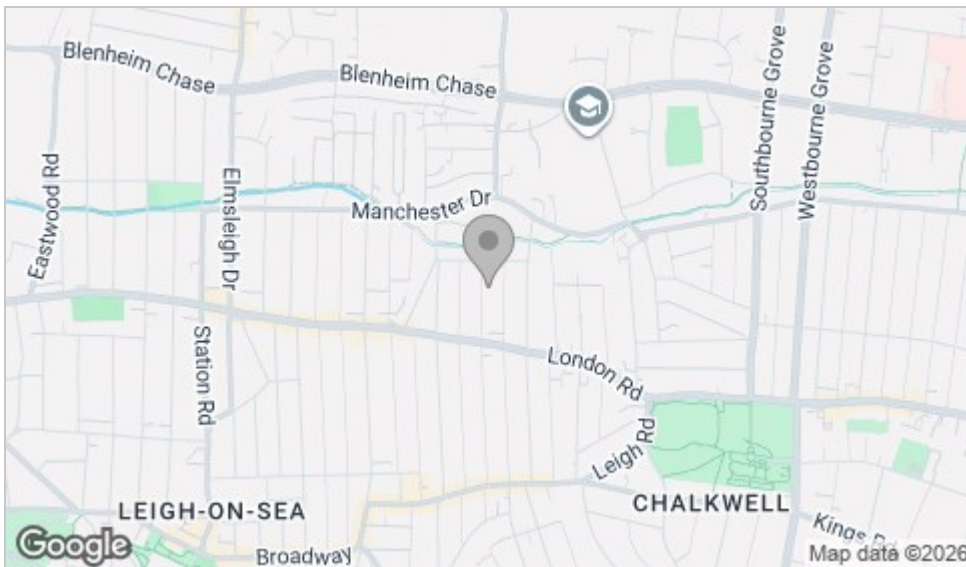
Opened up the fireplace



# 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.

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## Energy Efficiency Graph

