

To arrange a viewing contact us
today on 01268 777400



ASPIRE



Medway Crescent, Leigh-On-Sea Offers in excess of £750,000

Aspire are pleased to present this stunning three-bedroom semi-detached family home, perfectly positioned within the highly sought-after Marine Estate in Leigh-on-Sea.

Beautifully extended to the rear and finished to an excellent standard throughout, this impressive home offers the perfect blend of modern open-plan living and practical family space.

The heart of the home is the spectacular kitchen/diner/family room, flooded with natural light from the lantern skylight and bi-fold doors opening onto the rear garden. This beautifully finished space benefits from underfloor heating and is ideal for entertaining, family time and everyday living, with plenty of room for dining and a separate sitting area.

The ground floor also benefits from a separate lounge, utility room and downstairs WC, giving the home excellent versatility.

Upstairs, there are two well-proportioned double bedrooms, a third slightly smaller double bedroom, and a stylish four-piece family bathroom.

Externally, the property offers a large west-facing rear garden with a decked seating area and a wooden cabin to the rear with power, ideal for use as a home office, gym or studio. To the front, there is off-street parking for up to three vehicles and an attached single garage.

Located within catchment for West Leigh Infant and Junior School, as well as Belfairs Academy, the property is also approximately 0.6 miles from Leigh-on-Sea C2C Station, making it ideal for commuters. Leigh Broadway is roughly one mile away, offering boutique shops, cafés, restaurants and the lifestyle Leigh-on-Sea is so loved for.

A beautifully finished family home in one of Leigh's most desirable locations.

www.aspireestateagents.co.uk

Entrance Hall

Lounge

15'11" x 12'2" (4.86 x 3.73)

Kitchen / Dining Area

25'6" x 21'2" (7.79 x 6.46)

Utility Room

8'0" x 6'4" (2.46 x 1.94)

Downstairs W/C

Bedroom One

16'0" x 12'2" (4.88 x 3.73)

Bedroom Two

15'11" x 12'3" (4.87 x 3.74)

Bedroom Three

9'0" x 8'3" (2.75 x 2.54)

Bathroom

8'4" x 8'3" (2.55 x 2.54)

Cabin

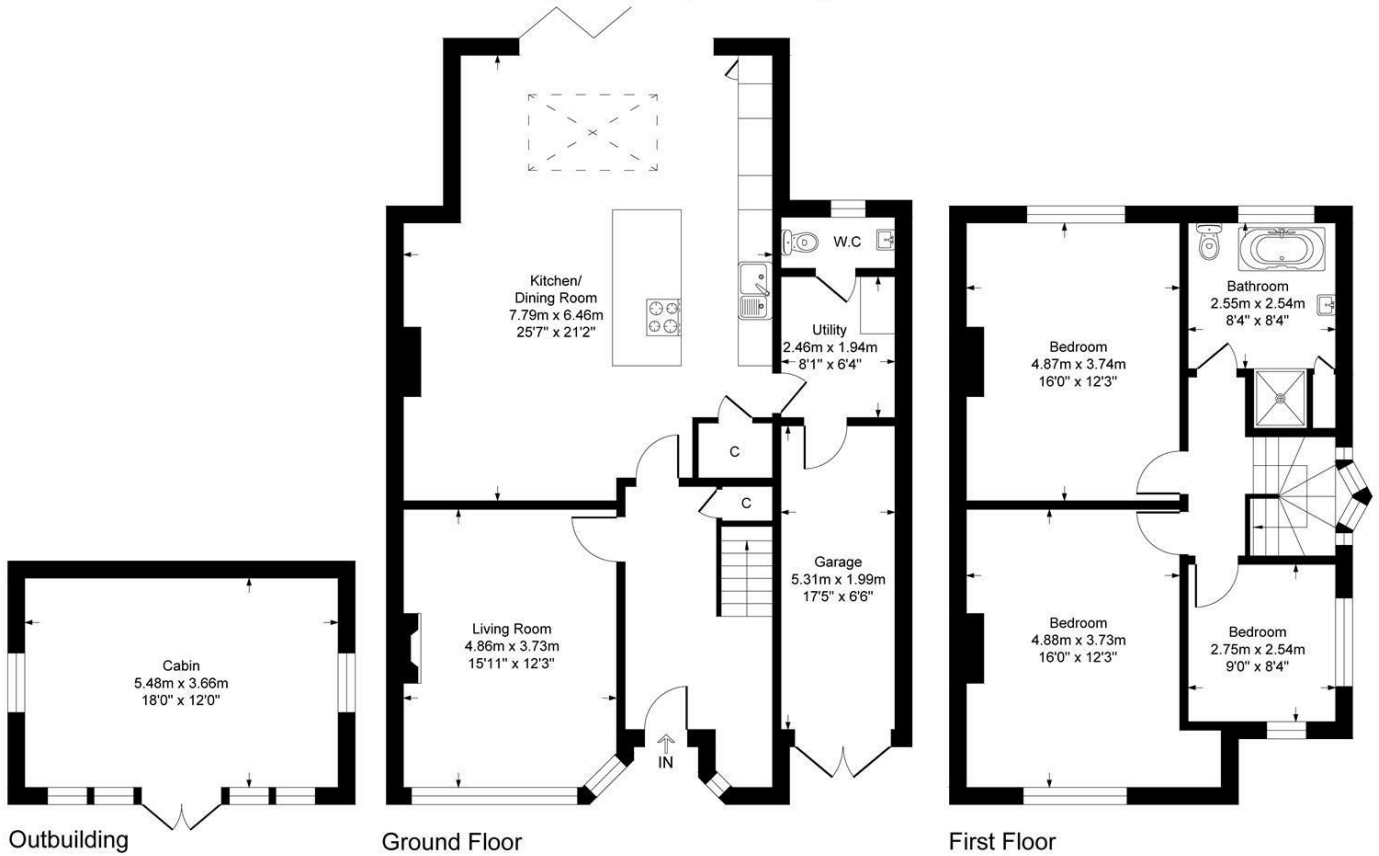
17'11" x 12'0" (5.48 x 3.66)

Garage

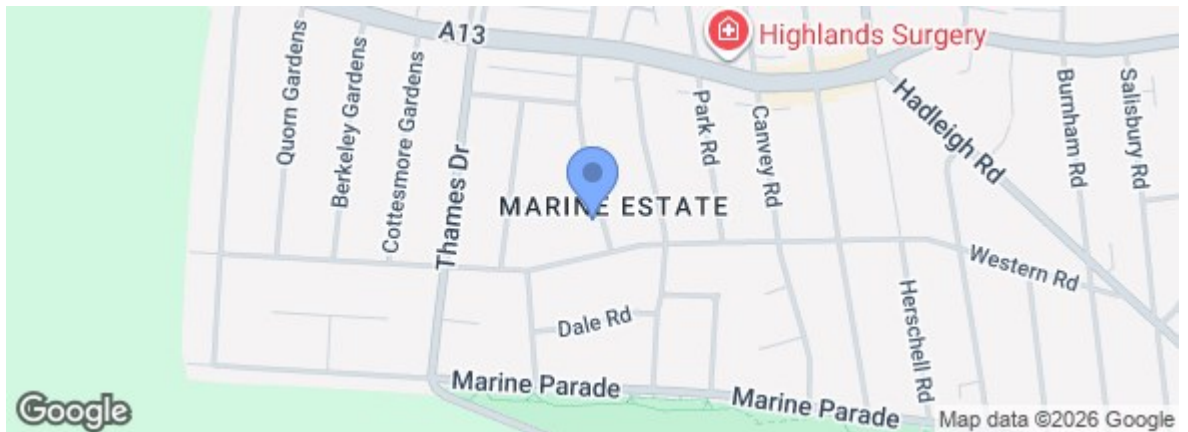
17'5" x 6'6" (5.31 x 1.99)

Medway

Approximate Gross Internal Floor Area = 178.6 sq m / 1923 sq ft
(Including Garage & Outbuilding)



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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.