



Chapmans Walk, Leigh-On-Sea  
£800,000

home.

# 31 Chapmans Walk

Leigh-On-Sea

SS9 2UZ



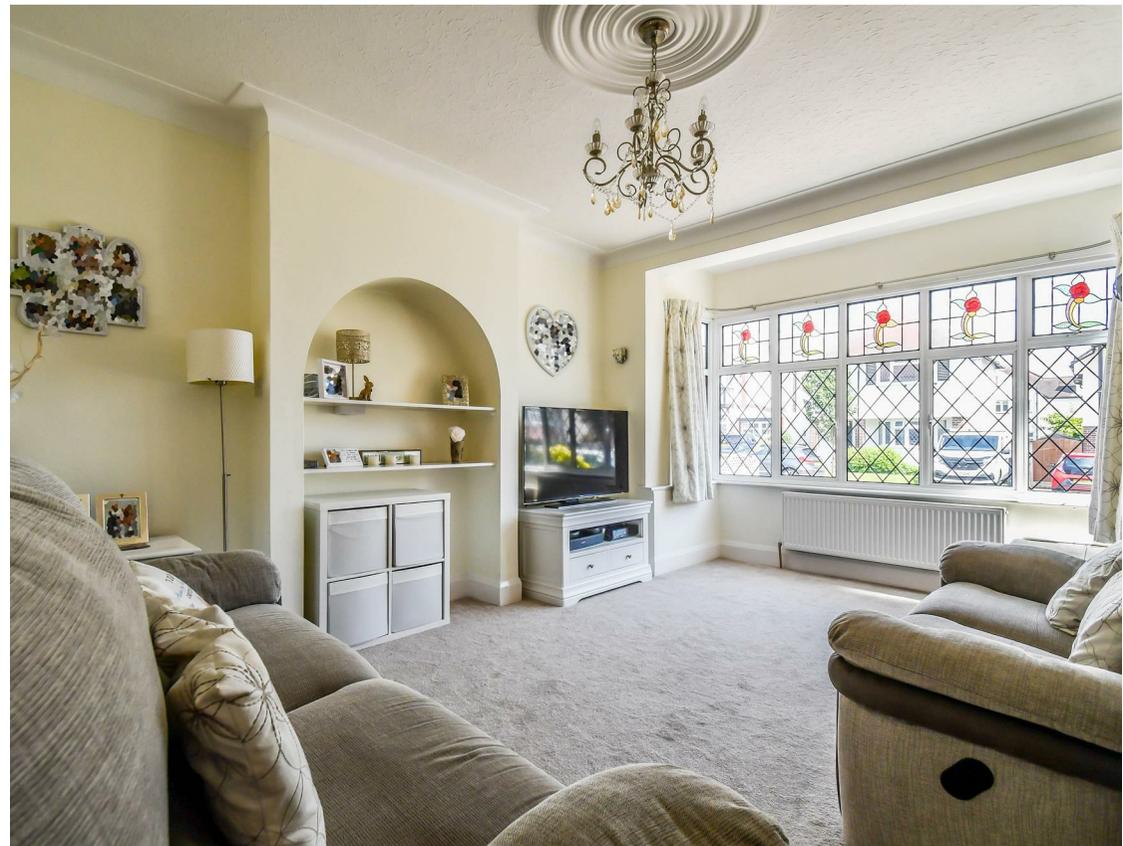
- Stunning Four Bedroom Semi-Detached House
- Marine Estate
- Fantastic Open-Plan Kitchen/Family Room
- Beautifully Presented Rear Garden, Off Street Parking & Garage
- Close Proximity To Seafront & Mainline Railway Station
- Viewing Advised

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are privileged with instruction to offer for sale this stunning four bedroom semi-detached house located within the desirable Marine Estate in Leigh-on-Sea. This attractive, light and airy family home boasts a open-plan kitchen/family room, a beautifully presented rear garden and off street parking to the front.

The ground floor accommodation comprises; welcoming entrance hall, living room, cloakroom and a fantastic open-plan kitchen family room. To the first floor this immaculate home contains; landing, modern family bathroom and four bedrooms. Externally, the house offers a wonderfully presented rear garden measuring approximately 48ft, garage and driveway to front enabling off street parking.

The property is served by gas central heating and offers replacement double glazing with some leaded light windows.

Located in Chapman's Walk, a quiet non-thoroughfare within the sought after Marine Estate in Leigh-on-Sea, this impressive home is within close proximity to all local amenities which includes the seafront and mainline railway station for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. For prospective buyers with an eye on children's education, the property falls within catchment for the desirable West Leigh Schools.

We strongly recommend internal viewings to appreciate this character semi-detached house.



#### **Entrance**

Solid wood entrance door with a glazed panel and adjacent lead light stained glass windows leading to:

#### **Entrance Hall**

Laminate wood effect flooring, lead light stained glass window to side, coved cornice, picture rail, stairs leading to first floor with understairs storage cupboard, feature brick fireplace. Doors to:

#### **Ground Floor Cloakroom**

Laminate wood effect flooring, WC, wash hand basin with mixer tap and vanity unit.

#### **Lounge**

16'1 x 12'4

Fitted carpet, lead light stained glass bay window to front, two radiators, arched recess with shelving, wall light points, coved cornice.

#### **Kitchen Family Room**

22'6 x 12'7

Wood effect laminate flooring, double glazed bi-folding doors leading to the rear garden, double glazed door to side, range of wall and base units and centre island with Quartz worksurfaces, integrated dishwasher, washing machine and tumble dryer, space for American style fridge freezer, integrated NEFF combi/microwave oven and NEFF oven, induction hob with extractor over, pull out larder cupboard, spotlights, two vertical radiators and one horizontal double radiator.

#### **First Floor Landing**

Fitted carpet, access to boarded loft, radiator. Doors to:

### Bedroom One

16'7 x 11'5

Fitted carpet, double glazed lead light bay window to front, stained glass window to side, radiator, coved cornice.

### Bedroom Two

13'0 x 12'2

Fitted carpet, double glazed window to rear, fitted wardrobes, storage cupboard, radiator.

### Bedroom Three

12'0 x 10'0

Fitted carpet, double glazed bay window offering views towards the estuary.

### Bedroom Four

10'2 x 7'5

Fitted carpet, double glazed lead light window to front, built in wardrobes, radiator, storage cupboard.

### Bathroom

11'7 x 6'4

Vinyl flooring, two double glazed window and further double glazed stained glass window both to side, WC, wash hand basin with mixer tap and vanity unit, WC, panelled bath with mixer tap and shower attachment, shower cubicle, heated towel rail, radiator, spotlights.

### Externally

#### Rear Garden

West backing rear garden measuring approximately 48 ft commencing with patio area and the remainder being laid to lawn, garden shed with light and power, raised border to the rear, external water supply, electric vehicle charging point, side access to front.

#### Frontage

Paved providing off street parking.

### Garage

Garage with double doors, light & power housing Vaillant boiler, personal door to rear.





## Property Details

4 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Semi-Detached

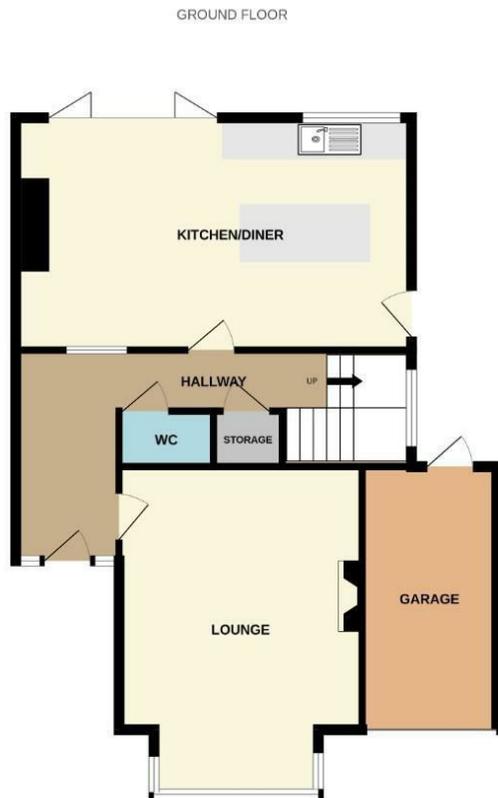
Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: E

£800,000

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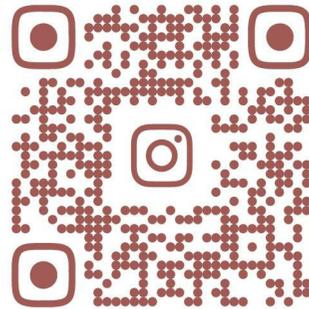
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