



\* £475,000- £525,000 \* GREATLY EXTEND FAMILY HOME \* SOUTH BACKING GARDEN \* RENOVATED FROM TOP TO BOTTOM \* A beautifully finished chalet bungalow that occupies a generous South backing plot, boasting three double bedrooms, two bathrooms and a stunning kitchen family room to the rear that leads out to an unoverlooked garden that enjoys the sun for the majority of the day in the warmer months. There is also a contemporary fully fitted kitchen, a driveway for three vehicles and an attached garage. Located in a popular tree lined road, this gorgeous home is just moments from Hadleigh High Street, Hadleigh Infants and Junior School and Belfairs Woods and Golf Course. Leigh Station, serving London Fenchurch Street, is also within the area.

- Greatly extended semi detached chalet
- Unoverlooked south backing rear garden with raised decking area
- Four piece bathroom and en-suite to master
- Exceptional condition throughout
- Hadleigh Infants and Primary School catchment
- Driveway for three cars and garage
- Impressive kitchen/family room
- Three double bedrooms
- Short walk to local amenities including Belfairs Woods and Golf Course

## Mornington Crescent

Benfleet

**£475,000**

Price Guide



# Mornington Crescent



## Frontage

Newly presented driveway with granite tiles and shingle, access to the garage, driveway for at least three vehicles, access to:

## Porch

3'10" x 2'11"

Smooth coved ceiling with inset spotighting, composite front door, Kardean flooring, door to:

## Hallway

18'10" x 5'8" > 2'10"

Obscured double-glazed window to side aspect, smooth coved ceiling with inset spotighting, smoke detector, storage cupboard, cupboard housing utility meters, radiator, Kardean flooring, door to:

## Bedroom Two

14'2" into the bay x 9'4"

Double glazed leadlight bay fronted windows, smooth coved ceiling, radiator, carpet.

## Bedroom Three

9'9" x 8'6"

Double glazed leadlight windows to front aspect, smooth coved ceiling with pendant light, radiator, carpet.

## Family Bathroom

8'3" x 7'4"

Smooth coved ceiling with inset spotighting, obscured double glazed window to side aspect, contemporary four-piece bathroom suite comprising; paneled bath with shower attachment, vanity unit combined wash basin with 'Grohe' taps and low-level WC with quartz worktops, double corner shower, shaver point, part tiled walls, tiled floor, underfloor heating, chrome heated towel rail. Please note: the bathroom furniture is all 'Grohe'.

## Kitchen/Family Room

26'11" > 22'6" x 17'11"

Kitchen Area- Double glazed window to side aspect, smooth coved ceiling with inset spotighting, modern gloss kitchen comprising; wall and base level units with a quartz worktop, stainless steel inset sink with a stainless steel tap and draining grooves, intergraded Neff oven, integrated Neff induction hob with Neff extractor above, quartz upstands and splashbacks, integrated Neff microwave, integrated Bosch fridge/freezer, space for a wine cooler, integrated dishwasher, space for an American style fridge/freezer, bin storage, spotighting, cupboard housing an Ideal Logic combination boiler, Kardean flooring.

Dining Area- Carpeted oak staircase with glass balustrade rising to the first floor, understairs storage, smooth ceiling with pendant light, radiator, Kardean flooring.

Lounge Area- Double glazed Aluminium bi-folding doors with built in blinds to the rear opening onto the garden, large double-glazed sky light, smooth coved ceiling with inset spotighting, radiator, Kardean flooring.

## First Floor Landing

Double glazed Velux window to front aspect with inset feature lighting up the staircase, storage cupboard, radiator, carpet, door to:

## Bedroom One

16'2" > 8'4" x 12'9"

Smooth coved ceiling with a pendant light, double glazed Velux window to front aspect, double glazed patio doors with built in blinds to rear aspect leading to a Juliet balcony, radiator, carpet, door to:

## En-Suite Bathroom

8'2" x 7'4"

Double-glazed Velux window to front aspect, smooth ceiling with inset spotighting, contemporary four-piece bathroom suite comprising; curved bath with a shower attachment, vanity unit wash basin with 'Grohe' taps, low-level WC, large corner shower with an inset shelf, part tiled walls, tiled floor, underfloor heating, chrome heated towel rail.

## Unoverlooked South Facing Rear Garden

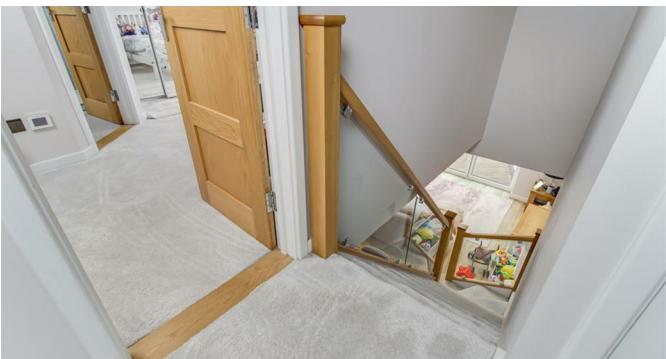
Commences with a raised decking area with inset lighting, the remainder mainly laid to lawn, concrete base at the rear, outside tap, outside lighting.

## Attached Garage

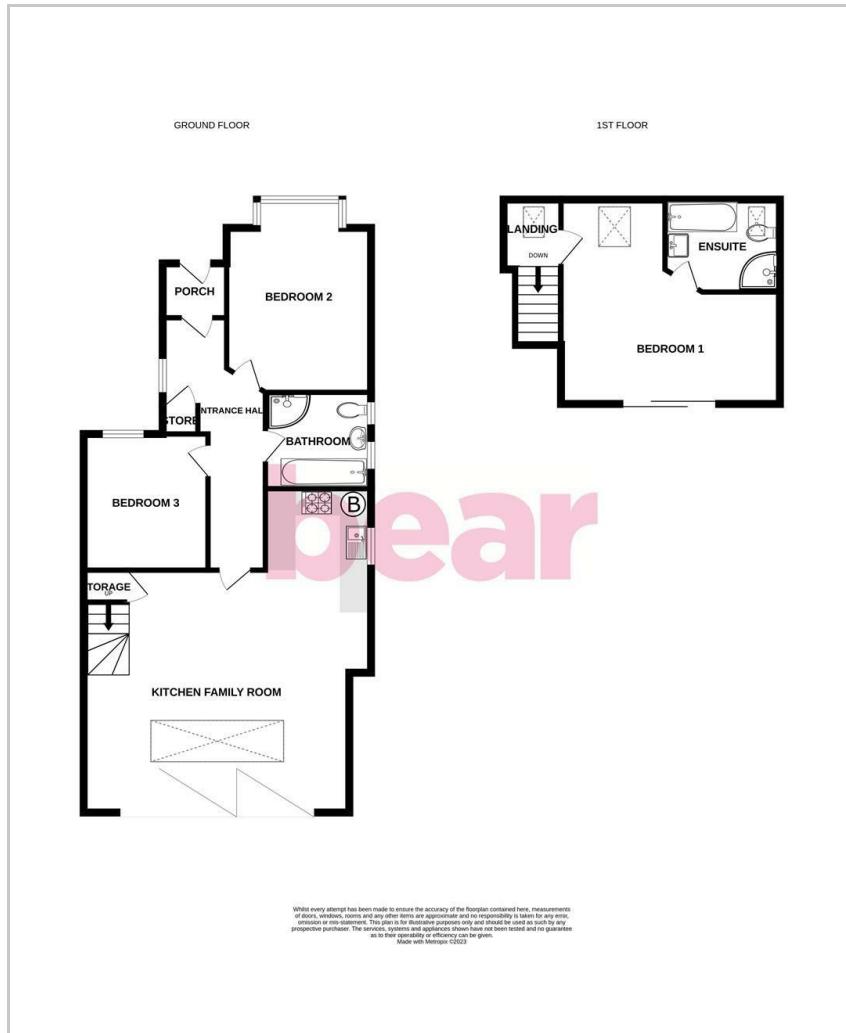
Electric up and over door to front, power, light, door to rear garden.

## Agents Notes:

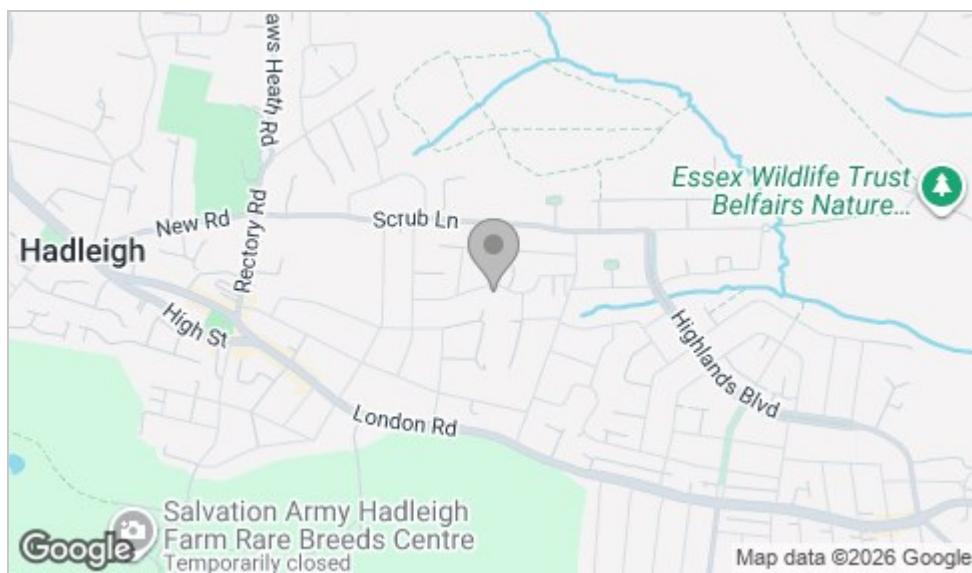
Council tax band: C



## 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

