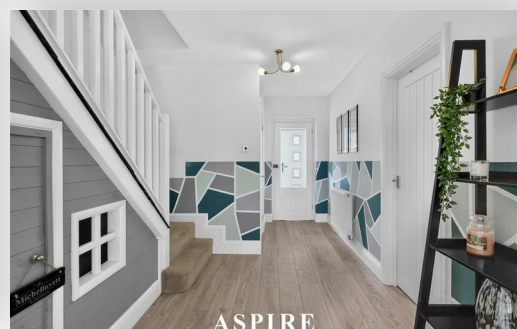
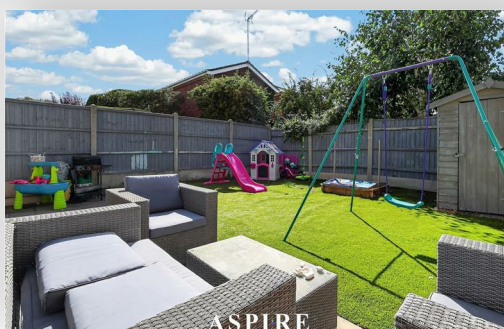


**To arrange a viewing contact us
today on 01268 777400**



Steeplefield, Leigh-On-Sea Offers over £475,000

Set within one of Eastwood's most popular family locations, this beautifully extended four-bedroom semi-detached home offers exactly what today's buyers are looking for. A stunning open plan living space, generous bedrooms, a dedicated home office, a south-facing garden and an excellent position within the catchment for both Edwards Hall Primary School and The Eastwood Academy.

The heart of the home is undoubtedly the impressive rear extension, where the contemporary kitchen flows effortlessly into the main living space to create a bright, sociable area that naturally becomes the hub of family life. Whether it's cooking whilst the children do their homework, entertaining friends or simply relaxing together in the evenings, it's a space that works brilliantly for every occasion. The stylish kitchen is centered around an island complete with an instant boiling water tap, whilst the adjoining living area enjoys electric blinds fitted to the bi-fold doors, adding both convenience and a touch of everyday luxury. A separate utility room sits just off the kitchen, offering space for both a washing machine and tumble dryer whilst also housing the boiler.

The garage has been thoughtfully converted into a home office, creating the perfect space for those working from home, although it's equally suited as a playroom, snug or hobby room.

Upstairs, four well-proportioned bedrooms provide plenty of space for a growing family, whilst outside the south-facing rear garden offers the perfect place to enjoy the sunshine throughout the day, whether that's entertaining friends, family barbecues or simply unwinding after work.

Families will appreciate being within the catchment for the highly regarded Edwards Hall Primary School and The Eastwood Academy, whilst local shops, parks, transport links and Leigh-on-Sea's vibrant Broadway are all within easy reach.

www.aspireestateagents.co.uk

Dining Room

17'1" x 8'8" (5.21 x 2.65)

Kitchen/Living Room

18'2" x 16'9" (5.56 x 5.13)

Office

15'4" x 7'10" (4.68 x 2.40)

Bedroom 1

12'3" x 11'1" (3.75 x 3.38)

Bedroom 2

12'2" x 10'9" (3.73 x 3.28)

Bedroom 3

12'2" x 7'2" (3.72 x 2.19)

Bedroom 4

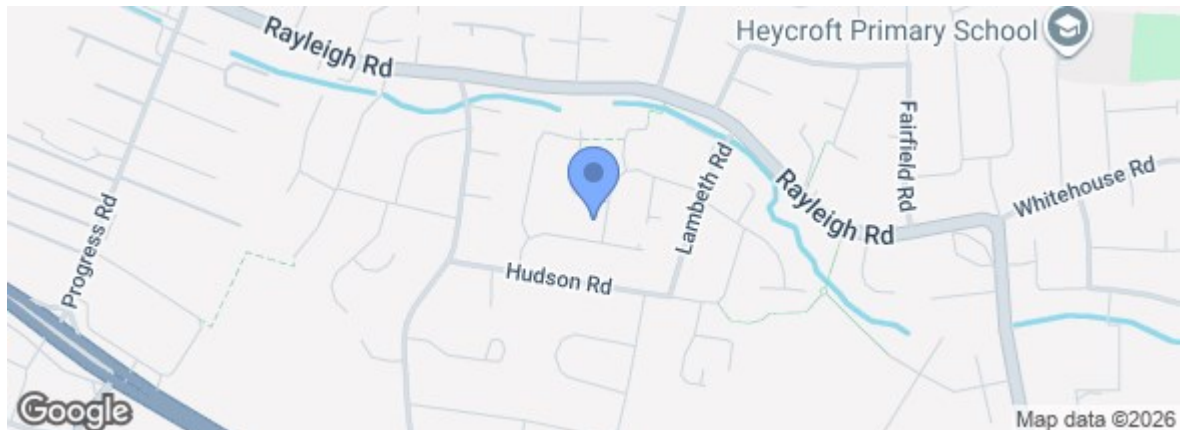
11'2" x 6'9" (3.42 x 2.06)

143 Steeplefield

Approximate Gross Internal Floor Area = 132.3 sq m / 1424 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	73 84
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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	



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

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.