



This sizeable family home boasts spacious living accommodation that includes an open plan 31' kitchen/family room, a great size lounge and a double-width integral garage. The ground floor also offers a study, a utility room and a WC. Once upstairs, you will find four good size bedrooms, with an en-suite to the master bedroom, as well as a modern four-piece family bathroom. Externally, this wonderful family home provides off-street parking to the front and a beautifully presented private rear garden. Situated on Blenheim Crescent, being just North of the London Road and within walking distance to Leigh Broadways shopping facilities, Leigh Station and Belfair's Woods and Golf Course. Both Blenheim Primary School and Belfairs Academy are within catchment area.

- Stunning four double bedroom detached home
- Integral double width garage
- Driveway providing parking for several vehicles
- Impressive open plan kitchen family room
- Separate lounge
- Utility room and study
- Ground floor WC
- En-suite to master bedroom and four-piece family bathroom,
- Leigh-on-Sea Train Station and Broadway within walking distance
- Belfairs Woods and Golf Course nearby

Blenheim Crescent

Leigh-On-Sea

£700,000



4



3



2



Blenheim Crescent



Frontage

Driveway providing parking for three cars minimum, side access to the rear garden, access to the double garage.

Entrance Hallway

Composite front door, coved ceiling, inset spot lighting, large storage cupboard, access to all rooms, carpeted stairs rising to the first floor, two radiators, laminate flooring.

Study

9'6" x 5'1"

Double glazed window to front aspect, coved ceiling, radiator, laminate flooring.

Kitchen Family Room

31'7" x 12'0"

Kitchen Area

Double glazed window to side, door to separate utility room, coved ceiling, inset spot lighting, contemporary high gloss kitchen including wall and base level units, square edge granite worktop, inset one and half stainless steel sink with draining grooves with mixer tap, integrated NEFF microwave, integrated NEFF oven with self-clean technology, four ring induction hob with a NEFF extractor fan above pan drawers, integrated wine cooler, integrated dishwasher, integrated fridge freezer, breakfast bar, tiled flooring, radiator.

Sitting Room/Dining Area

Two double glazed windows to the side aspect, double glazed patio doors to the side aspect leading out onto the patio area of the garden, double glazed bi-folding doors to the rear opening out onto the rear garden, coved ceiling, two contemporary vertical radiators, tiled floor.

Utility Room

6'2" x 5'3"

Wall and base level units with a square edge laminate worktop, tiled splashback, stainless steel inset sink, coved ceiling, extractor fan, inset spotlight, double glazed door to the side access, giving access to the garden and the driveway, space for a washing machine, space for a tumble dryer, radiator, tiled flooring.

Lounge

20'8" x 10'9"

Double glazed patio doors to the rear leading out onto the patio of the garden, coved ceiling, Dimplex Opti-myst feature fireplace that is remote-controlled, marble surround, two radiators, laminate flooring.

Downstairs WC

5'9" x 2'8"

Obscured double glazed window to the side, coved ceiling, spot lighting, radiator, pedestal wash basin, low-level WC, tiled walls and floor.

Double Garage

17'6" x 14'5"

Electric door, door into hallway, wall-mounted Ideal combination boiler, meters, concrete flooring.

First Floor Landing

Loft hatch, airing cupboard housing Mega-flow system, coved ceiling, doors to all rooms, carpet to floor.

Bedroom One

14'3" x 12'4" x 14'0"

Two double glazed windows to the front aspect, coved ceiling, built-in double wardrobe, two radiators, carpet to floor, door to:

En-suite

6'9" x 5'7" maximum

Obscured double glazed window to the side aspect, coved ceiling, extractor fan, low-level WC, pedestal wash basin, double shower, fully tiled floor and walls, radiator.

Bedroom Two

12'1" x 10'3"

Double glazed window to the rear overlooking the rear garden, built-in double wardrobe, radiator, carpet to floor.

Bedroom Three

10'3" x 8'9"

Double glazed window to the rear overlooking the garden, coved ceiling, built-in double wardrobe, radiator, carpet to floor.

Bedroom Four

8'8" x 6'7" x 8'5"

Double glazed window to front, coved ceiling, radiator, carpet to floor.

Family Bathroom

6'8" x 5'4"

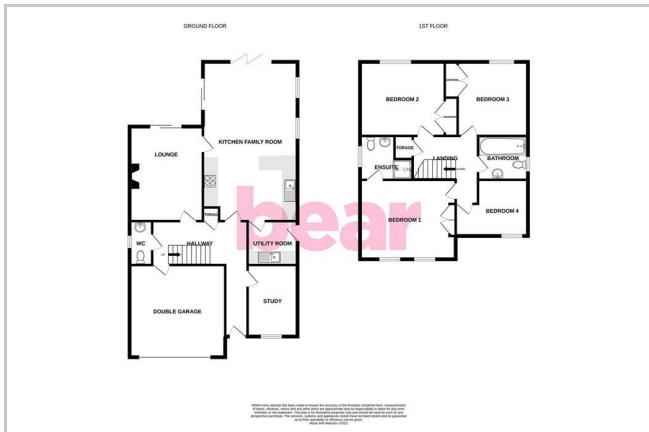
Obscured double glazed window to side, coved ceiling, extractor fan, three-piece suite comprising of paneled bath with a shower above, low-level WC, pedestal wash basin, tiled floor, tiled walls, radiator.

Rear Garden

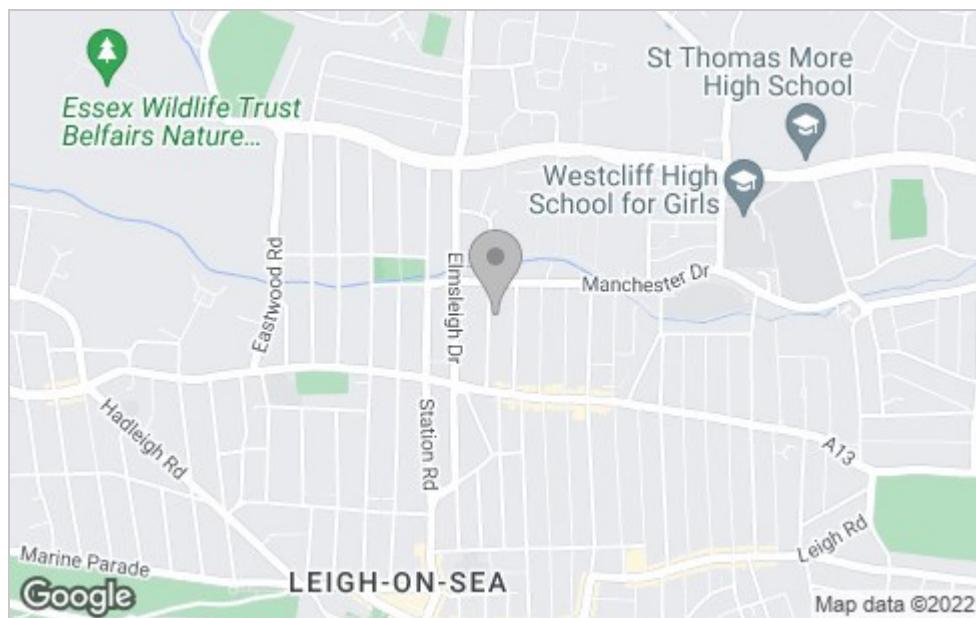
Commences with a patio area with the remainder mainly laid to lawn, further patio area to the rear, outside tap, outside lighting, access to the front drive from both sides of the house.



Floor Plan



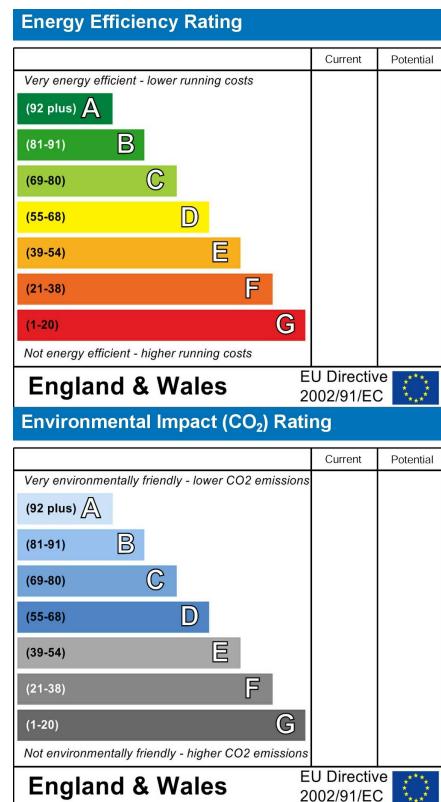
Area Map



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.

Energy Efficiency Graph



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