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Estate Agents

* £490,000- £510,000 * Nestled in the charming Canonsleigh Crescent of Leigh-on-Sea, this stunning semi-detached home exudes character and warmth. With a thoughtfully designed rear extension, the property boasts an impressive layout that includes three to four reception rooms, providing ample space for both relaxation and entertainment. The residence features two to three generously sized double bedrooms, offering flexibility to suit your needs. The upstairs bathroom is particularly spacious and presents an exciting opportunity to be split, potentially creating a third bedroom upstairs, perfect for growing families or those in need of extra space. Step outside to discover an attractive south-facing rear garden, a delightful oasis for outdoor enjoyment, complete with convenient side access to the front garden. This feature enhances the property's appeal, making it ideal for those who appreciate outdoor living. Location is key, and this home is perfectly positioned just a stone's throw away from the vibrant Leigh Broadway and Leigh Road shopping facilities. Here, you will find a delightful array of shops, cafes, and restaurants, ensuring that all your daily needs are within easy reach. This semi-detached house is not just a home; it is a lifestyle choice, offering a blend of comfort, character, and convenience in one of Leigh-On-Sea's most sought-after areas. Whether you are a first-time buyer or downsizing to settle into a fantastic neighbourhood, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.

- Beautiful extended character semi-detached home
- Downstairs utility/wc
- Bay-fronted lounge with a feature fireplace
- South facing rear garden
- Walking distance to Leigh Station and Old Town
- Two to Three bedrooms and three to four receptions rooms
- Fully fitted kitchen
- Traditional features throughout
- Doorstep to Leigh Broadway and Leigh Road shopping facilities
- Potential to split huge bathroom and create another bedroom upstairs

Canonsleigh Crescent

Leigh-On-Sea

£490,000

Price Guide

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Canonsleigh Crescent

Frontage
Attractive front garden with a tiled pathway to the front door, retaining brick wall, wrought iron gate.

Entrance Hallway
Smooth coved ceiling, picture rails, dado rails, solid wood entrance door to the front, double radiator, oak stairs rising to the first floor with understairs storage, inset coconut rug, oak parquet flooring with border, door to:

Bay Fronted Lounge
14'1" into the bay x 12'4"
Smooth coved ceiling, picture rails, double glazed sash windows to the front bay with fitted blinds, picture rails, feature fireplace with a tiled hearth, shelving either side of the chimney breast, double radiator, oak Parquet flooring with border.

Reception Room/Bedroom Three
11'11" x 10'0"
Coved ceiling with a pendant light, picture rails, double glazed window to the rear, feature fireplace, radiator, original wooden floorboards.

Dining Room
12'7" into the bay x 10'11"
Smooth ceiling with a pendant light, picture rails, double radiator, double glazed sash windows to the side bay, original wooden floor boards, opening to:

Kitchen
10'10" x 6'3"
Smooth ceiling, double glazed sash window to the side. Kitchen comprising of base level units with a roll edge laminate worktop, stainless steel sink and drainer with tiled splashbacks, space for a cooker with a four ring gas hob, display cabinet, open display shelving area, antique oak Parquet flooring, door to:

Garden/Sitting Room
8'8" x 6'9"
Smooth ceiling, spotlights, double glazed French doors to the rear opening out onto the garden, solid wood door to the side leading out to the garden, wall hung radiator, tiled flooring, opening to:

Utility/Downstairs WC
4'10" x 3'6"
Smooth ceiling, obscured double glazed window to the rear, wall hung corner wash basin, low-level WC, tiled splashbacks, space for a washing machine, wall mounted main combi Eco boiler, tiled flooring.

First Floor Landing
Smooth ceiling with a pendant light, loft hatch with a pull down ladder, built in double storage cupboard, picture rails, oak flooring.

Bedroom One
15'11" x 11'11"
Double glazed sash windows to the front, coved ceiling with a ceiling rose, pendant light, picture rails, feature fireplace with a tiled hearth, built in shelving either side of the chimney breast, double radiator, original wooden floor boards.

Bedroom Two
10'10" x 10'9"
Smooth ceiling with a pendant light, double glazed sash window to the rear overlooking the garden, double radiator, oak Parquet flooring with a border.

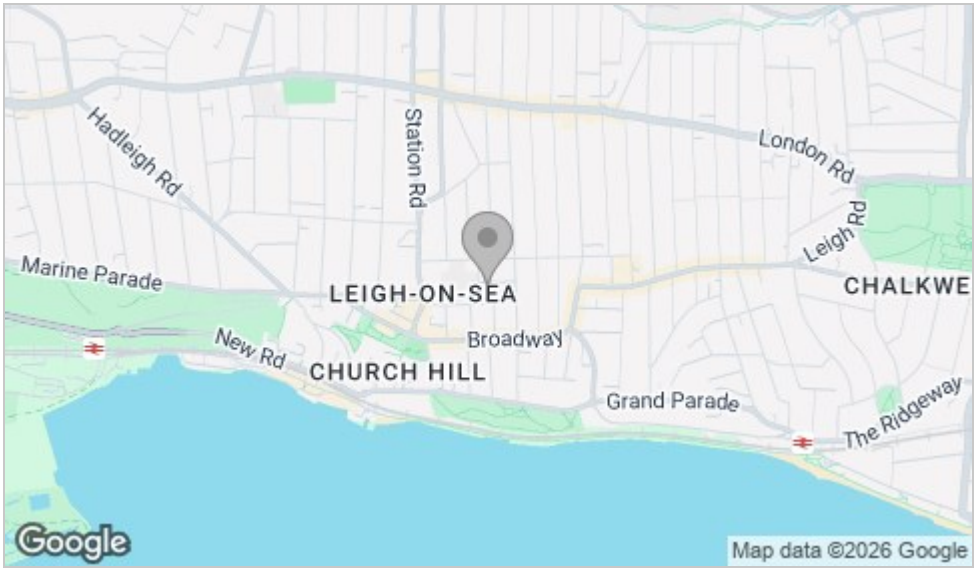
Family Bathroom
11'11" x 10'0"
Smooth ceiling with inset spotlights, picture rail, obscured double glazed window to the rear, paneled bath with an electric shower over and a tiled splashback, low-level WC. pedestal wash basin with a tiled splashback, built in double storage cupboard, double radiator, original wooden floor boards.

South Facing Rear Garden
Commences with a patio area with the remainder laid to lawn with established tree and shrub borders, outside tap, outside lighting, side access to the front garden.

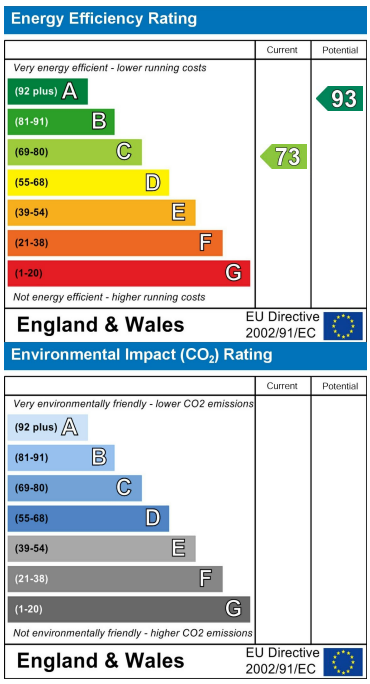
Agents Notes:
Council tax band: D

Floor Plan

Area Map



Energy Efficiency Graph



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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