

# FOR SALE

## Chapmans Walk, Leigh-On-Sea SS9 2UZ

#### £695,000 Freehold

- Detached House on Corner Plot
- Marine Estate
- Three Bedrooms
- Spacious Kitchen Diner
- Lounge with South Facing Patio
- South Facing Balcony
- Bathroom & Shower Room
- Modern Neutral Decor
- Detached Double Garage & Off Street Parking
- Private Rear Garden



### **Description**

Fantastic detached corner plot house in the ever popular Marine Estate in Leigh. This unique property offers stylish living with neutral modern decor throughout and bright spacious rooms. A welcoming entrance hall leads to a lounge to the front aspect with feature fireplace and french doors out to a private south facing patio area. Great size kitchen diner to the rear with bi-fold doors to the garden and utility area. The ground floor is completed by a

bedroom with fitted wardrobe and contemporary three piece bathroom. To the first floor are two double bedrooms with access from bedroom one to a large south facing balcony, and three piece shower room. Externally there are private gardens to the front and rear and detached double garage with off street parking. Viewing highly advised.

#### Entrance

Front door into entrance hallway with double glazed windows to front and side, wooden floor, coving and two radiators. Stairs to first floor with under stair cupboard.

#### Lounge

Lounge to front aspect with wooden floor, two radiators, coving and double glazed French doors out to a private south facing patio. Decorative stained glass high window to side aspect and feature fireplace with slate hearth.

#### Kitchen Diner

Great size kitchen diner to the rear aspect with wooden floor, spotlights, two tall radiators and bifold doors to rear garden. Stylish fitted kitchen with a range of wall and base units and granite work surface with integral sink & mixer tap. Coordinating breakfast bar island with additional storage. Integrated dishwasher, double eye level oven and Neff five ring gas hob with extractor hood. Space for fridge freezer.

#### Utility

Utility room with double glazed window to rear and door to garden. wall mounted boiler and space for washing machine.

#### Reception/Bedroom 3

Versatile room to side aspect with double glazed window, wooden floor, coving, radiator and fitted wardrobe.

#### Bathroom

Three piece bathroom comprising of WC, vanity wash hand basin and P-shape bath with rain head shower and glazed screen. Double glazed window to side, tiled floor and part tiled walls and chrome heated towel rail.

#### First Floor

Stairs to first floor landing with fitted carpet, large double glazed window to side aspect and eaves storage cupboard.

#### Bedroom 1

Bedroom to front aspect with fitted carpet, radiator and double glazed doors out to part covered south facing balcony with railing. Eaves storage.

#### Bedroom 2

Bedroom to rear aspect with fitted carpet, radiator and double glazed window. Eaves storage.

#### **Shower Room**

Fully tiled three piece suite comprising of WC, wash hand basin and walk in shower.

#### Gardens

Pleasant and private south facing front garden wit mature shrubbery and fenced off patio leading to lounge. The rear garden has patio and lawn areas with timber fencing and door to garage.

#### Garage & Parking

Detached double garage to rear aspect with power & off street parking for 2 vehicles.

#### Tenure

Freehold Council Tax Band - E















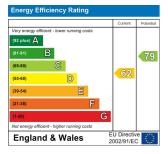


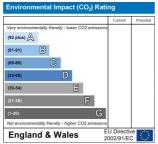




Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other term are approximate and on responsibility is taken for any error, omission or mes statement. This plan is for flushifiative purposes only and should be used as such by any prospective purchaser. The contained and the statement are to the statement and the statement are to the statement and the statement are statement as the statement are statement and the statement are statement and the statement are statement as the statement are s







AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. VIEWINGS: BY APPOINTMOOR ESTATES ONLY

## appointmoor

Appointmoor Sales 72 The Ridgeway, Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor\_estate\_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor