



FOR SALE

Braemar Crescent, Leigh-On-Sea SS9 3RL

£725,000 Freehold

- Spacious Semi-Detached Property
- Three Double Bedrooms
- Guest Room/Study
- Office Summerhouse
- Lounge & Open Plan Kitchen Diner
- Contemporary Bathroom & Cloakroom
- Modern Neutral Design
- Character Features Throughout
- Stylish Landscaped Rear Garden
- Off Street Parking to Front

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

Fantastic family home located in a popular and sought after Leigh location! This splendid semi-detached house boasts accommodation over 3 floors with modern neutral décor and large bright rooms throughout. Entering into a welcoming reception hallway there is a lounge to the front aspect with wood burning stove, cloakroom and 25' open plan kitchen diner finished to a very high standard. Two double bedrooms to the first floor with four piece bathroom

and further study/bedroom with another large double to the top floor. Externally there is a paved front garden for off street parking, well-kept rear garden with patio and lawn areas and the additional bonus of a summerhouse office complete with power. A wonderful example of a ready made family home, viewing is highly advised.

Entrance

Paved front garden with off street parking, low brick wall, mature shrubbery and path to entrance porch.

Porch & Hallway

Double doors with stained glass detail windows into porch with tiled floor, further wooden front door into entrance hallway. The large, welcoming hallway has fitted carpet, radiator, plate rail and decorative stained glass windows to front and kitchen aspects. Stairs to first floor and doors to all rooms.

Lounge

Shut-away lounge to front aspect with fitted carpet, double glazed square bay window to front, decorative stained glass windows to side aspects, and feature fireplace with wooden mantle and log burning stove.

Kitchen Diner

Stunning expansive open plan kitchen diner to rear aspect with dual aspect bi-fold doors out to the rear garden. Wooden floor throughout, inset spotlights, three brushed steel radiators and a further two double glazed windows to the kitchen area. The luxury Kube kitchen has a range of wall and base units with straight edge work surface and integral sink with mixer tap. Integrated appliances include double Siemens oven, hob, extractor hood, dishwasher, washing machine and fridge freezer. A complimentary island breakfast bar hosts additional storage including under counter fridge.

WC

Cleverly converted from an under stair cupboard this handy cloakroom comprises of WC and wash hand basin with double glazed window to side, tiled floor and part subway tiled walls.

First Floor

Stairs to first floor landing with fitted carpet, decorative stained glass window to half landing and doors to all rooms.

Bedroom 1

Bedroom to the front aspect has fitted carpet,

inset spotlights, radiator, double glazed square bay window, three decorative stained glass windows and a range of fitted storage units.

Bedroom 2

Bedroom to the rear aspect with fitted carpet, double glazed window, radiator, inset spotlights and picture rail.

Bathroom

Contemporary four piece bathroom suite comprising of WC, vanity wash and basin, oval bath with deck shower attachment and corner shower cubicle with curved glazed door and rain-head shower. Tiled floor, part subway tiled walls, inset spotlights, extractor fan, chrome heated towel rail and obscure double glazed window.

Study/Guest Room

Versatile bedroom space with double glazed window to front, fitted carpet, fitted storage and radiator. Staircase to second floor bedroom 3.

Second Floor

Stairs to second floor landing.

Bedroom 3

Top floor bedroom with fitted carpet, two Velux windows, spotlights, radiator and ample eaves storage.

Rear Garden

Great size and well maintained rear garden commencing with attractive slate tiled patio, lawn area and further tiled patio to rear aspect. Timber fencing, mature shrubbery and two concealed storage sheds. Gated access to front of property.

Office Summerhouse

Summerhouse to rear of garden currently utilised as an office space, complete with power, lighting and WiFi.

Parking

Paved frontage offering off street parking.

Tenure

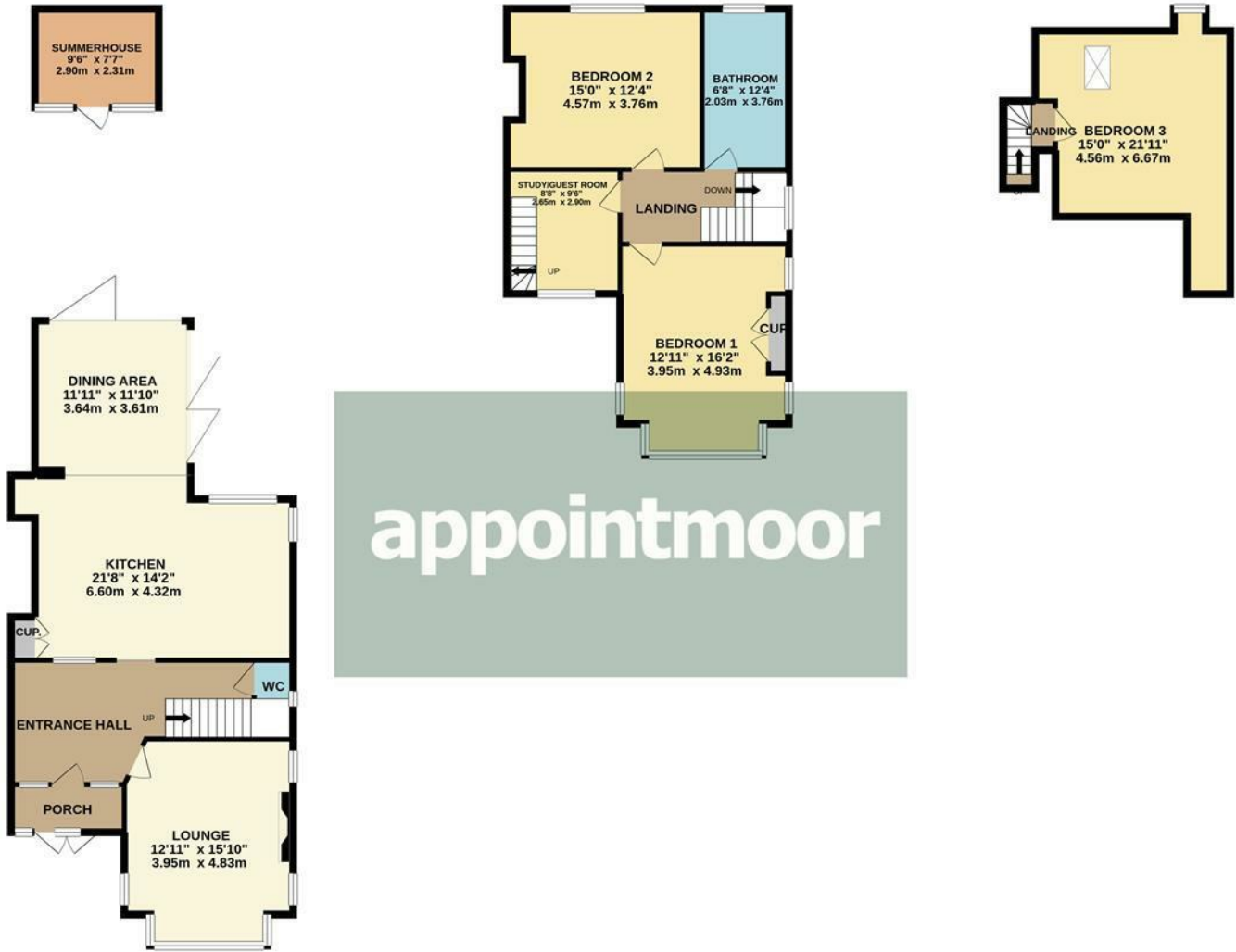
Freehold
Council Tax Band - E



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.

1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.

2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			83
		69	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(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	

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, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

- facebook.com/appointmoor
- Instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor