



Cranleigh Drive, Leigh on Sea

£430,000 *Freehold*



Situated on the sought-after Cranleigh Drive in Leigh-on-Sea, this substantial four-bedroom Edwardian semi-detached home offers spacious and versatile accommodation, charming period features and fantastic potential to create the perfect long-term family home.

Rich in character, the property boasts three generous reception rooms, one currently used as a fifth bedroom, providing excellent flexibility for

KEY FEATURES

- Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Bathroom
- Kitchen
- Rear Garden



Leigh On Sea

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family life, entertaining, working from home or accommodating a growing family. The first floor offers four well-proportioned bedrooms and a family bathroom, while the property retains attractive period features, including high ceilings, feature fireplaces and well-balanced room proportions.

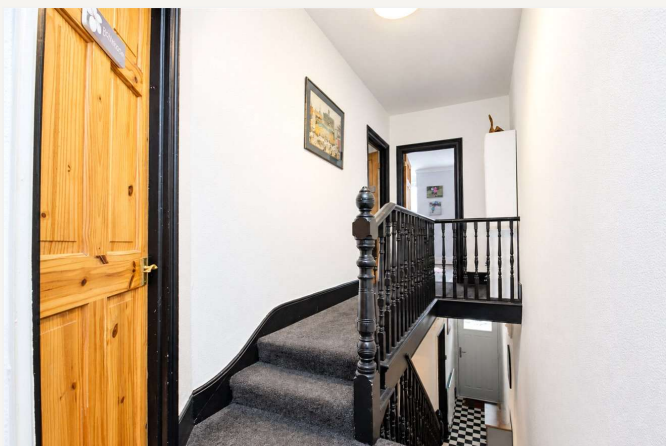
Externally, the property benefits from a private rear garden, offering an ideal space for children to play, family gatherings and outdoor entertaining, together with a shingled front garden. With its generous accommodation and scope for modernisation, this is an exciting opportunity for buyers to create a home perfectly suited to their family's needs for years to come.

Cranleigh Drive is ideally positioned for families, with Leigh Broadway's excellent selection of independent shops, cafés, restaurants and amenities close by. The nearby seafronts at Leigh and Chalkwell provide wonderful opportunities for coastal walks and outdoor recreation, while local schooling includes Leigh North Street Primary School and Belfairs Academy.

For commuters, Leigh-on-Sea and Chalkwell railway stations offer convenient links into London, combining the appeal of a popular coastal location with everyday practicality.

Offering space, character and outstanding family potential in one of Leigh-on-Sea's most desirable residential locations, this chain-free Edwardian home is a wonderful opportunity to create a truly special family home.





ROOM DESCRIPTIONS

Entrance Hall - Composite front door, coved ceiling with ceiling rose, stairs rising to the first floor and useful storage cupboards beneath

Lounge Room - 14'6" x 12 (4.42m x 12) Double-glazed square bay window to the front, coved ceiling with centre rose, period-style feature fireplace with ceramic tile inserts and laminate flooring.

Reception Room/ Bedroom 5 - 10'10" x 10 (3.3m x 10) Double-glazed double doors opening onto the rear garden, coved ceiling, period-style feature fireplace, radiator. This versatile room offers the option of a fifth bedroom or an additional reception room.

Dining Room - 13'1" x 8'10" (4m x 2.7m) Double-glazed bay window to the side, open chimney breast with adjacent storage cupboards, wall-mounted boiler and stone flooring.

Kitchen - 10'11" x 9'2"6'7"ax (3.33m x 2.8m2max) Double-glazed windows to the rear, with an additional window and door to the side providing access to the rear garden. Fitted kitchen cabinets and work surfaces, stainless-steel sink unit, plumbing for a washing machine and radiator.

Landing - Loft access and doors leading to all bedrooms and the family bathroom.

Bedroom - 14'6"19'8"ax x 15'10" (4.42m6max x 4.83m) Spacious principal bedroom featuring a double-glazed square bay window

and an additional double-glazed window to the front, two radiators, period-style feature fireplace with ceramic tile inserts, adjacent shelving and laminate flooring.

Bedroom - 10'9" x 9'10" (3.28m x 3m) Double-glazed windows to the rear and side, radiator and period-style fireplace surround with adjacent shelving.

Bedroom - 10'11" x 9'6" (3.33m x 2.9m) Double-glazed window to the rear, built-in shelving and radiator

Bedroom - 7'6" x 6'10" (2.29m x 2.08m) Double-glazed window to the side and radiator.

Bathroom - Double-glazed window to the side and a suite comprising a bath with shower attachment over, shower screen, low-level WC, wash hand basin with vanity unit and chrome heated towel rail.

Rear Garden - The rear garden commences with a patio area, enclosed by a low picket fence and gate leading to the remainder of the garden, which is laid to lawn. A side passage provides gated access to the front of the property.

Front Garden - Shingled frontage with a walled front boundary

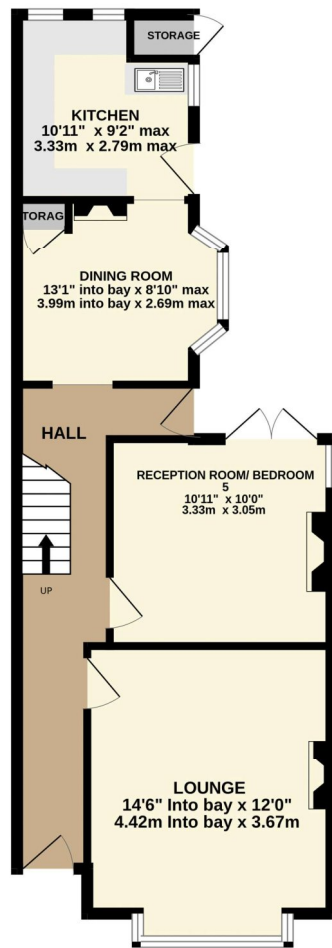
MATERIAL INFO

Tenure: Freehold

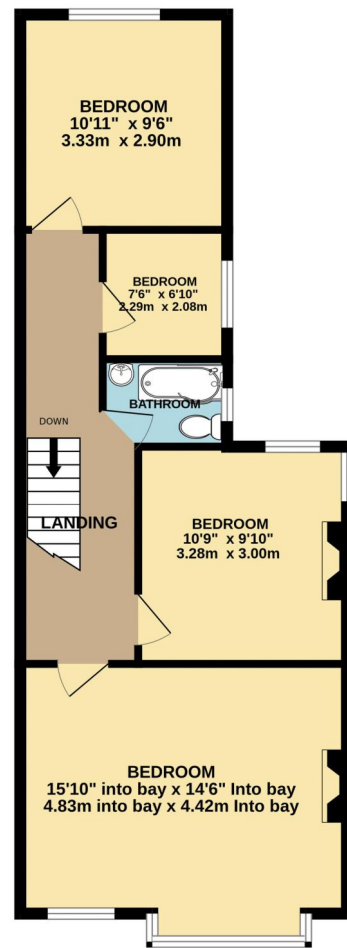
Council Tax Band: C

EPC rating: D

GROUND FLOOR



1ST FLOOR



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/LOS250089>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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