



CRANLEIGH DRIVE, LEIGH ON SEA
GUIDE PRICE: -£475,000 TO £500,000 FREEHOLD

CHARMING PERIOD SEMI-DETACHED HOUSE WITH TWO BEDROOMS AND THREE RECEPTION ROOMS

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DESCRIPTION:

Presenting a charming period semi-detached house boasting homely comforts and convenience. This well-maintained property offers two bedrooms, ideal for small families or professionals. The welcoming ambiance is complemented by a private garden and a delightful patio area, perfect for outdoor relaxation and entertaining.

The property's traditional charm is enhanced by modern amenities, creating a harmonious blend of past and present. Situated in a sought-after location, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a peaceful yet well-connected lifestyle.

Don't miss the opportunity to make this delightful property your own and enjoy the best of both worlds - a characterful home with modern comforts.

Accommodation: -

Hall: - Front door, radiator, storage cupboard, red and black Victorian style tiled flooring and doors off.

Lounge: - 13' 2" x 12' 3" (4.01m x 3.73m). Double glazed bay window to the front, ornate coving, fireplace with gas fire, wooden floor boards and folding doors to: -

Dining Room: - 11' 1" x 10' (3.38m x 3.05m). Glazed double doors to the rear, ornate coving, radiator and wooden floor boards.

Morning Room: - 10' x 10' 6" (3.05m x 3.20m). Sash bay window to the side, built in cupboard, wooden floor boards and door to.

Kitchen: - 12' x 10' (3.65m x 3.05m). Double glazed sliding door to the rear, window to the side, range of fitted white wall and base level units, built in double oven and inset sink drainer with mixer tap.

Landing: - Loft access, built in cupboard, carpet and doors off.

Bedroom One: - 15' 9" x 11' 1" + bay (4.80m x 3.38m). Double glazed bay window to the front, feature fireplace, radiator and carpet.

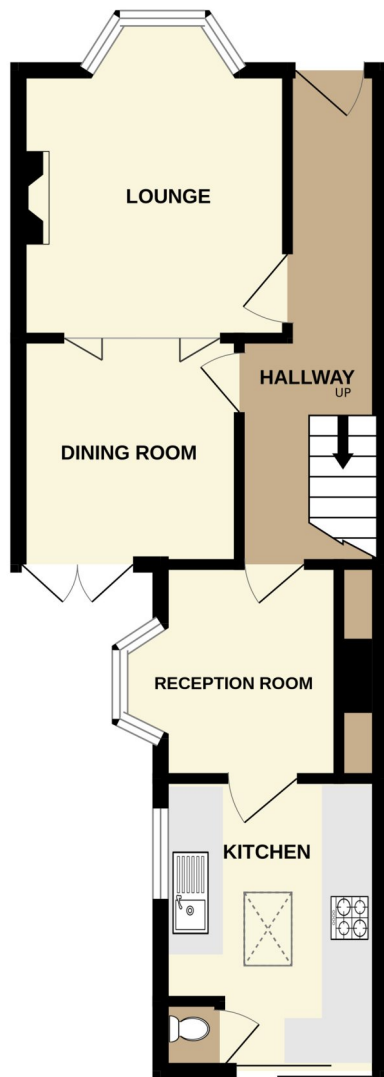
Bedroom Two: - 11' 1" x 10' (3.38m x 3.05m). Double glazed sash window to the rear, radiator and built in cupboard.

Bathroom: - Double glazed sash window to the rear, lovely sized bathroom, four-piece suite comprising of corner bath, shower cubicle, pedestal wash hand basin, low level WC, heated towel radiator, built in cupboard and tiled flooring.

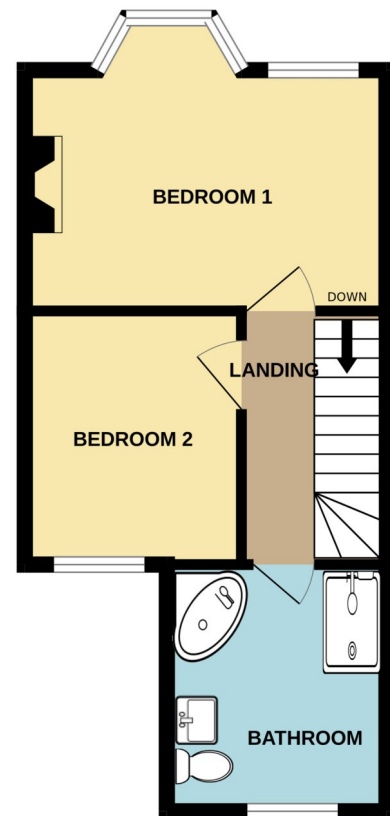
Rear Garden: - A lovely west backing garden commencing with a patio area, leading to artificial grass, shrubs and further patio area to rear. There is a shed and gate to the side.



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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