



CRESCENT ROAD, LEIGH ON SEA
GUIDE PRICE: -£750,000 TO £800,000 FREEHOLD

A BEAUTIFULLY MAINTAINED FOUR BEDROOM DETACHED CHALET LOCATED ON THE SOUGHT- AFTER MARINE ESTATE

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

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DESCRIPTION:

Winkworth of Leigh proudly presents this beautifully finished property offering versatile accommodation and an array of desirable features.

Situated on the sought-after Marine Estate, this home boasts a kitchen family room extension with bi-folding windows and doors leading to the garden, a large master suite in the roof complete with a walk-in wardrobe and en-suite, and a landscaped rear garden featuring a jacuzzi area. Additional benefits include a separate utility room, a downstairs shower room, and a second en-suite off bedroom two.

Don't miss the opportunity to make this stunning chalet house your new home. Contact Winkworth of Leigh to arrange a viewing and experience the beauty and convenience of living on the Marine Estate.

Porch: - Smooth ceiling with composite entrance door and adjacent double-glazed windows. Patterned tiled floor and wood panelled feature wall.

Reception Hallway: - Double glazed bay window to the front, stained glass effect leadlight windows, and smooth ceiling with inset spotlighting. Carpeted stairs lead to the first floor with under stairs storage, and there's a vertical radiator and patterned tiled floor.

Lounge: - Double glazed bay window to front and stain glass effect lead light window to side Smooth coved ceiling with pendant lights. Feature fire place and wooden flooring.

Storage Room: -12'1" x 3'8". Smooth ceiling with pendant light and lino flooring. Potential to merge with the lounge to increase its size.

Bedroom: -12'9" > 9'4" x 12'1". Obscured double glazed windows to the side, smooth coved ceiling, vertical radiator, and large double walk-in wardrobes.

Utility Room: -10'5" x 7'3". Smooth coved ceiling with pendant lights, vertical radiator, and space for laundry appliances. Includes a built-in dog bath and sliding door to:

Downstairs Shower Room: - 7'1" x 5'10". Obscure window to side. Features a walk-in shower cubicle, wall-mounted double vanity unit wash basin, low-level WC, and heated towel rail.

Kitchen/Family Room: - 24'10" > 11'11" x 22'. Double glazed windows to the rear and side. Boasts smooth ceiling with inset spotlighting and double-glazed skylights. Modern shaker style kitchen with quartz worktops, breakfast bar, and integrated appliances, includes a large corner seating area and bi-folding doors opening onto the garden.

First Floor Landing: - Double-glazed stained-

glass effect leadlight windows to side. Smooth ceiling with pendant light.

Bedroom: -16'11" x 11'4" > 8'6". Double glazed windows to the rear, walk-in wardrobe area, and en-suite shower room.

En-Suite: - Obscure double-glazed window to side. Walk-in shower, wash basin, and low-level WC.

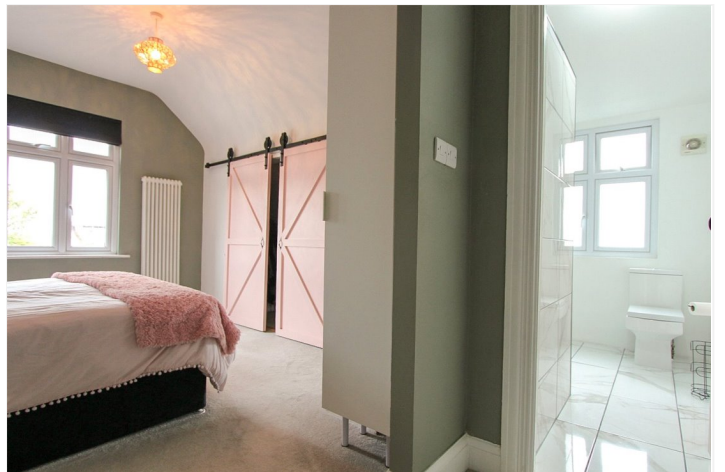
Bedroom: -11'10" x 11'4". Double glazed windows to the front with fitted shutter blinds.

En-suite: - Obscure double-glazed window to side. Walk-in shower, wash basin, and low-level WC.

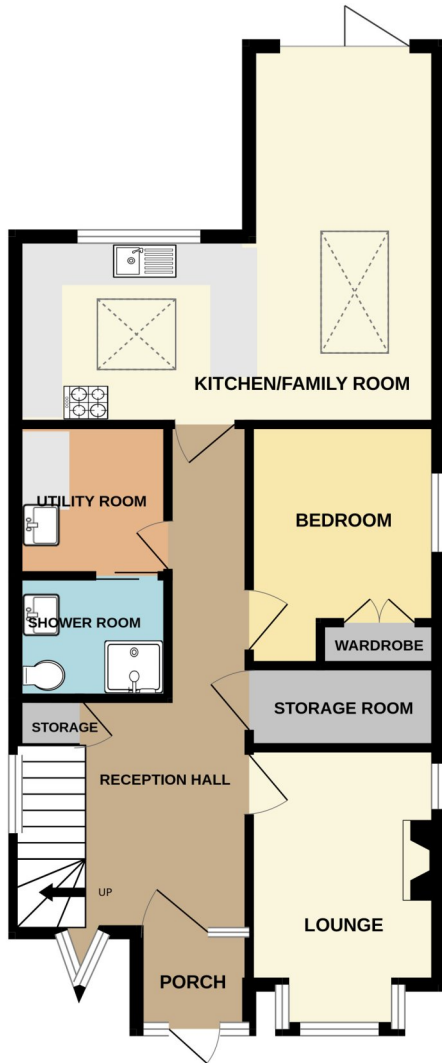
Bedroom Four: - 16'9" x 5'6". Double glazed windows to the rear and side, radiator, and carpet.

Front: - In and out driveway providing ample parking for several vehicles. Shingled flower bed borders adding to the curb appeal. Side access leading to the landscaped rear garden.

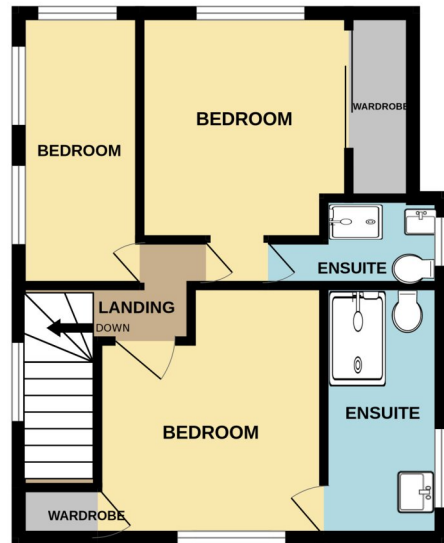
Rear Garden: - Commences with a patio area leading to artificial lawn. Includes an undercover jacuzzi area, raised artificial lawn area, and corner barbeque area. Garden storage unit with undercover seating area, flower and shrub borders, and side access to the front driveway.



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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Tenure: Freehold

Council Tax Band: E

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	82
(69-80) C	
(55-68) D	59
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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