



Brown & Brand



Canonsleigh Crescent
, Leigh-on-Sea, SS9 1RJ

- Three Bedroom mid terraced house
- Close to Leigh Broadway and station
- South facing rear garden
- Stunning kitchen/diner with utility area

Guide Price £500,000 to £525,000





Property Description

Situated in the vibrant heart of Leigh and just a short stroll from popular local bars, restaurants, and Leigh-on-Sea Station, this stunning three-bedroom family home offers the perfect blend of style, comfort, and convenience.

Thoughtfully enhanced by the current owners, the spacious interior begins with a welcoming entrance hallway that leads into a bright and airy lounge/diner. This inviting space features a charming fireplace and elegant French doors that open onto the south-facing rear garden-ideal for both entertaining and everyday relaxation. The modern kitchen/diner is both stylish and functional, complemented by a practical utility area and a convenient ground-floor WC/shower room. Upstairs, you'll find three generously sized bedrooms and a sleek, contemporary three-piece family bathroom suite. Outside, the private, sun-drenched rear garden offers a peaceful retreat-perfect for summer gatherings and family enjoyment. This delightful home combines modern living with a sought-after location. Early viewing is highly recommended.





ACCOMMODATION

Approached via double glazed door giving access

ENTRANCE HALLWAY

Wooden flooring, Victorian design radiator, coving to ceiling, stairs to first floor with large under stairs storage. Door to

LOUNGE/DINER

24' 9 (Into bay)" x 11' 2" (7.54m x 3.4m)

LOUNGE AREA

Double glazed bay window to front with fitted shutters, Victorian designer radiator, feature fireplace, coving to ceiling, ceiling rose, fitted carpet.

DINING AREA

Victorian design radiator, double glazed doors giving access to garden, coving to ceiling with ceiling rose, fitted carpet.

KITCHEN DINER

18' 4" x 10' 8 (into side bay)" (5.59m x 3.25m) Beautifully fitted kitchen with units to both eye and ground level with quartz worksurfaces over incorporating Villeroy and Boch sink with tap, fitted electric oven with four ring gas hob over and extractor fan above, space for large freestanding fridge freezer. Tiled flooring. Double glazed bay window to side, smooth plastered ceiling within spotlights, double glazed door to side giving access to garden.



UTILITY AREA

Double glazed window to rear, cupboard housing wall mounted boiler, space and plumbing for washing machine, cupboards with Quartz worktops over, door to

GROUND FLOOR WC/SHOWER ROOM

Three-piece suite comprising WC vanity sink unit with mixer tap, shower unit with tiled walls, smooth plastered ceiling with inset spotlights and tiled flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Wooden flooring, loft access, smooth plastered ceiling, door to

BEDROOM ONE

13' 8 (into bay)" x 14' 6" (4.17m x 4.42m) Double glazed bay window to front, fitted carpet, smooth plastered ceiling, radiator.

BEDROOM TWO

10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to front, radiator, fitted carpet, smooth plastered ceiling

BEDROOM THREE

11' 3" x 9' 5" (3.43m x 2.87m) Double glazed window to rear, fitted carpet, smooth plastered ceiling with inset spotlights.





BATHROOM

Three-piece suite comprising WC, vanity sink unit with mixer tap, bath with shower, partly tiled walls, heated towel rail, tiled flooring, smooth plastered ceiling with inset spotlights.

EXTERNALLY

REAR GARDEN

The garden is south facing and has a stoned area to side with further lawn area, privacy fencing, wooden shed,



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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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Energy performance certificate (EPC)		
11, Cammerough Crescent LEIGH-ON-SEA SS9 1RJ	Energy rating C	Valid until: 23 April 2029 Certificate number: 0761-2844-7344-9121-4285

Property type: Mid-terrace house
Total floor area: 99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

