





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

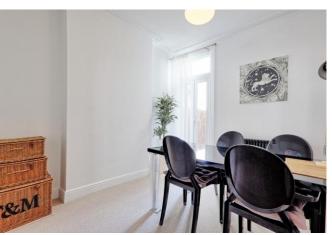
- Three Bedroom mid terraced house
- Close to Leigh Broadway and station
- South facing rear garden
- Stunning kitchen/diner with utility area

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 A REA

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, s mooth 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 W C/SHOW ER 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

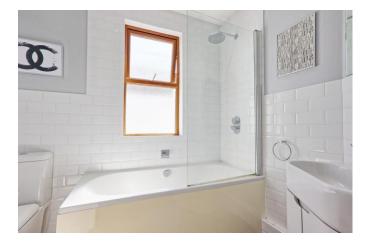
13' 8 (into bay)" x 14' 6" (4.17m x 4.42m) Double glazed bay window to front, fitted carpet, smooth plastered ceiling, radiator.

# **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.

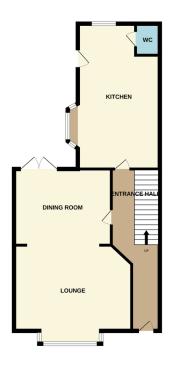
### **EXTERNALLY**

### REAR GARDEN

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

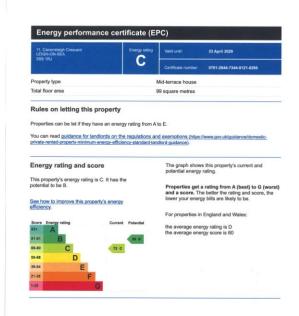








1ST FLOOR



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