



**BLENHEIM CHASE, LEIGH ON SEA**  
**GUIDE PRICE: - £625,000 TO £650,000 FREEHOLD**

## **THREE-BEDROOM DETACHED HOUSE SET ON A LARGE DOUBLE PLOT.**

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**DESCRIPTION:**

**Guide Price £625,000-£650,000.** Winkworth of Leigh are delighted to bring to the market this three-bedroom detached house set on a large double plot. The property offers spacious and versatile accommodation. To the ground floor are two kitchen, bathroom and shower room, three reception rooms and a office as well as a separate side entrance door with a second set of stairs to the first floor. To the first floor are three double bedrooms. There is a great size rear garden and a drive way to side leading to a large garage.

Location wise, this property is surrounded by great amenities such as bus connections providing multiple routes, Leigh Broadway providing the perfect excuse to explore the variety of shops, restaurants and bars, Belfairs wood which is a great location and Leigh train station where you can catch the C2C trainline into London Fenchurch street is a short distance away and there is easy access onto the A127.

We would strongly advise an internal viewing to fully appreciate the accommodation that is on offer.

Porch: - Windows and door.

Entrance Hall: - Entrance door with windows to either side. Stairs to first floor with under stairs storage and parquet floor.

Lounge: - 16'9 x 12'8. Double glazed window to front. Fire place. Parquet floor, coving, radiator and opening to: -

Dining area: - 12'8 x 8'38. Window and door to kitchen, radiator, parquet floor and door to inner lobby.

Kitchen One: -13'64 x 11'46. Windows to rear and door to rear. A modern fitted kitchen with a range of base and eye level fitted units work working surfaces. Breakfast bar, inset single drainer sink unit with mixer taps. Smooth plastered ceiling with inset spots. Inset electric hob and built in oven tiled surrounds.

Kitchen Two: -12'08 x 8'05. Windows to rear and door to rear. Inset single drainer sink unit with working surface and base units below with matching eye level units.

Reception Room: - 13'94 x 12'24. Double glazed window to front, parquet floor and radiator. Door to: -

Office: - 16'32 x 7'52. Double glazed window to front and door to rear. Radiator.

Bathroom: -14'71 x 5'65. Obscure windows to side. Modern white suite comprising of bath, wash hand basin set on a vanity unit. Low level wc, bidet. Part tiling to walls and

radiator.

Inner Hallway: - Door and window to side. Stairs to first floor.

Shower Room: - Obscure window to rear. Shower cubicle low level wc and wash hand basin. Part tiling to walls.

First Floor Landing: - Window to front. Loft access.

Bedroom: -14'92 x 11'94 max. Double glazed windows to rear and side. Radiator and built in wardrobes.

Bedroom: -13'89 x 12'57. Double glazed window to front and side. Radiator.

Bedroom: - 14'36 x 12'64. Double glazed window to front and side. Radiator and built in wardrobes

Exterior: -

Front Garden: - Brick boundary wall with gate and path leading to property, lawn area to both side and shrubs.

Drive leading to a large garage.

Rear Garden: - A very good size rear garden which is mainly laid to lawn, trees and shrubs.



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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