



STUART THOMAS
ESTATES



- SOUGHT AFTER MARINE ESTATE
- WEST BACKING GARDEN
- MAPLE FITTED KITCHEN
- LARGE LOUNGE

27 Chapmans Walk, Leigh-on-Sea, Essex, SS9 2UZ

Guide Price £750,000

On the sought after Marine Estate is this EXTENDED family home with a WEST BACKING rear garden. Impressive Entrance hall, Dining Room, large Lounge with BI FOLD doors leading to the Conservatory. Kitchen with MAPLE UNITS and GRANITE WORK SURFACES. Master Bedroom with useful study/possible en suite. Must be seen.



Property Description

ENTRANCE HALL

Solid wood entrance door with a bullion inset leads to the impressive entrance hall. Double radiator. Stairs lead to the first floor with a cupboard under. Red brick fireplace with an illuminated glass fronted display cupboard over. Plate rail. Coving. Thermostat for the central heating.

CLOAKROOM

Low level wc and a vanity wash basin with a cupboard under. Extractor fan. Fully tiled to all visible walls.

LOUNGE

This good size room has a feature fireplace with a gas coal effect fire. Ceiling rose and coving. Two double radiators. Double glazed window to the side. Two wall light points. Bi fold doors leads to the conservatory.

DINING ROOM

Lead light double glazed bay window to the front aspect with a curved radiator below. Coving and ceiling rose. Feature fireplace. Further radiator.

KITCHEN

This good size well fitted kitchen has a range of maple units at eye and base level with ample granite work surfaces over. Neff built in oven and a microwave. Integrated dishwasher fridge and freezer. Space for a concealed washing machine and tumble dryer. One and half bowl stainless steel sink bowls with a mixer tap over. Inset ceramic hob with an extractor cooker hood over. A further single drainer stainless steel sink unit with a mixer tap over. Two double glazed windows and a double glazed door leads to the rear garden. Tiled floor. Archway leads to a utility area with a double radiator which in turn has a door leading to the garage.

CONSERVATORY

Tiled floor. A double glazed door leads to the rear garden. Air conditioning unit providing hot and cold air.





LANDING

Access to the loft. Double glazed lead light window to the side.

BEDROOM ONE

Double glazed lead light bay window to the front aspect with a curved radiator below. A full range of fitted wardrobes dressing table unit and bedside cabinets. Coving. Door leads to the study/bedroom four.

STUDY/BEDROOM FOUR

Lead light double glazed window to the front aspect. Double glazed window to the rear. Radiator. Coving. Access to small loft area.

BEDROOM TWO

Double glazed window to the rear. Coving. Radiator. Vanity wash basin with cupboards under.

BEDROOM THREE

Lead light double window to the front. A range of fitted wardrobes with a drop down bed and dressing table unit. Open shelving. Radiator.

WC

Low level and a vanity wash basin with cupboards under. Obscure double glazed window to the side. Coving.

BATHROOM

This good size bathroom has a double ended bath, corner shower and a vanity wash basin with cupboards and drawers under. Heated towel rail. Fully tiled to all visible walls and floor. Cupboard housing the gas fired central heating boiler and hot water cylinder. Obscure double glazed window to the rear. Inset ceiling spotlights.

GARAGE

Attached with double wooden doors. Various units at eye and base level. Personal door leads to the utility area.

REAR GARDEN

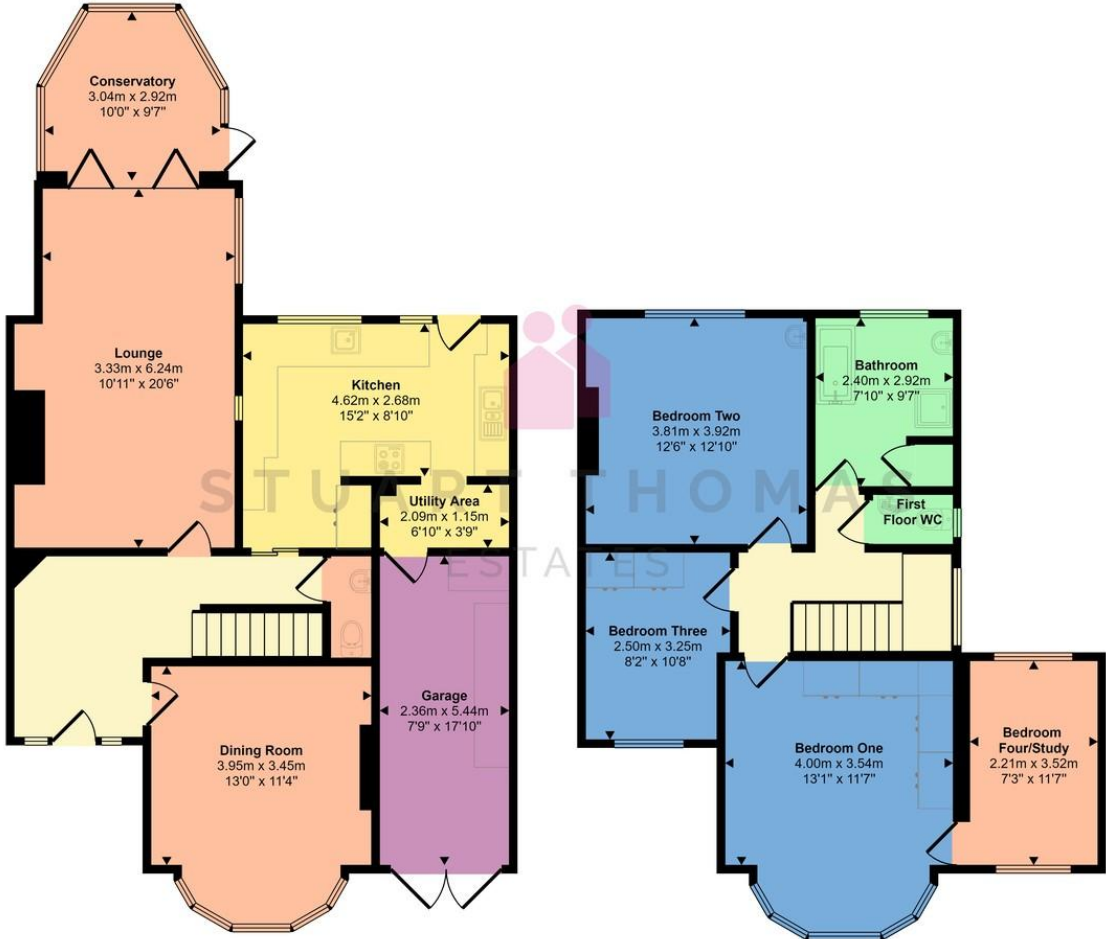
This well established rear garden has a westerly aspect and is approximately 60' in length. Lawn area. Pergola. Block paved patio.



Garden shed with power. External lights, power points and water supply. Established shrubs and fruit trees.

Approx Gross Internal Area
163 sq m / 1755 sq ft

GENERAL
Tenure Freehold
Council Tax Band E
Southend on Sea City Council



Ground Floor
Approx 96 sq m / 1033 sq ft

First Floor
Approx 67 sq m / 722 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements