



STUART THOMAS
ESTATES



- SOUGHT AFTER MARINE ESTATE
- WEST BACKING REAR GARDEN
- FOUR BEDROOMS
- SUPERBLY FITTED KITCHEN/FAMILY ROOM

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

Guide Price £800,000

Ideally situated in the SOUGHT AFTER CHAPMANS WALK with the benefit of a WEST BACKING rear garden is this FOUR BEDROOM family home with a SUPERBLY FITTED KITCHEN/FAMILY ROOM with Bi Fold Doors. There is a GARAGE and AMPLE OFF STREET PARKING TOO. Be quick to view!

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Property Description

ENTRANCE HALL

Solid wood entrance door with a glazed panel and adjacent lead light stained glass windows leads to the impressive entrance hall. Feature red brick fireplace, coving, plate rail. Internal lead light borrowed light to the kitchen/family room. Laminate flooring. Stairs lead to the first floor with a cupboard under. Stained glass lead light window to the side.

CLOAKROOM

Low level wc and a vanity wash hand basin with mixer tap and cupboards under. Laminate flooring.

LOUNGE

This attractive room has a large lead light stained glass bay window to the front aspect. Two double radiators. Arched recess with shelving. 4 wall light points. Coving.

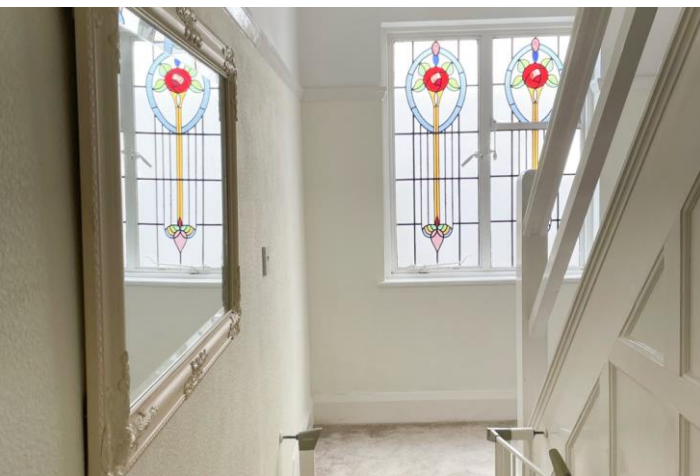
KITCHEN/FAMILY ROOM

This good size room across the rear of the property has bi fold doors leading to the West Backing rear garden. The kitchen is superbly fitted with a range of units at eye and base level with a large central island incorporating drawers and cupboards, bin store and a breakfast bar. Concealed electrical socket. Quartz work surfaces. Integrated dishwasher washing machine and tumble dryer. Space for a USA style fridge freezer. Integrated Neff combi/microwave oven. Neff built in oven. Pull out larder cupboard. Over work surface and plinth lighting. Induction hob with an extractor fan over. Double glazed window overlooks the rear garden. Inset ceiling spotlights. Double glazed door to the side. Two vertical radiators. One horizontal double radiator.



LANDING

Access to the loft which the vendor informs us is boarded and



insulated. Radiator.

BEDROOM ONE

Good size main bedroom with a large lead light double glazed bay window to the front aspect. Double radiator. Coving. Stained glass lead light window to the side.

BEDROOM TWO

Double glazed window to the rear. Fitted wardrobes and a central recess. Double radiator. Further storage cupboard.

BEDROOM THREE

Double glazed bay window, which the vendor informs us was installed within the last 2 years which also has a new flat roof over. Again the vendor tells us this was replaced within the last 2 years. Glimpses towards the Thames Estuary.

BEDROOM FOUR

Lead light double glazed window to the front. Double radiator. Built in wardrobes and high level storage cupboard.

BATHROOM

With a 4 piece white suite comprising a low level wc vanity hand wash basin with a mixer tap and cupboards under. Panelled bath with a mixer tap and shower attachment. Separate shower cubicle. Heated towel rail. Radiator. Two double glazed windows to the side one with lead light stained glass. Inset ceiling spotlights.

GARAGE

Attached with twin doors. Vaillant gas fired central heating boiler, personal door to the rear. Light and Power.

REAR GARDEN

This WEST BACKING rear garden measures approximately 48'



Approx Gross Internal Area
127 sq m / 1362 sq ft



Ground Floor
Approx 61 sq m / 661 sq ft

First Floor
Approx 65 sq m / 702 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.

and is neatly laid to lawn. Paved patio. Garden shed with light and power. Screen fencing. Raised border to the rear. External water supply. Electric vehicle charging point. Side access to the front.

GENERAL NOTES

Tenure Freehold
Southend Borough Council
Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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