



45 Fairfield Crescent



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Leigh-On-Sea  
Essex  
SS9 5SG

Guide price £350,000



Guide Price £350,000 - £375,000

This lovely semi detached home is perfect for those with a young family looking to live in a wonderful neighbourhood near excellent local amenities. Inside this spacious property, you will discover a great sized lounge opening into the kitchen which includes a breakfast bar, large conservatory to rear, three bedrooms and a modern three piece bathroom. The exterior is also desirable with off street parking to the front and a low maintenance west facing rear garden where you can enjoy the long lasting evening sunshine throughout those summer months. Location wise, you will find yourself in walking distance great local shops and restaurants including Morrisons supermarket and The Bellhouse Pub & Restaurants where you'll experience fantastic food and drink all year round, Cherry Orchard Country Park where you can enjoy long scenic walks, Dandies Children Play Park, bus connections with routes to Rayleigh and Southend, and in catchment to both Heycroft Primary School and The Eastwood Academy both highly sought after schools in the area.



#### Entrance

Entrance door into porch with double glazed obscure windows to front and sides, further door leading into hallway comprising coved cornice to ceiling with pendant lighting, stairs leading to first floor landing, storage under stairs, radiator, laminate flooring, doors to:

#### Downstairs W/C

Low level w/c, double glazed obscure door to side providing side access, smooth ceiling, wall mounted lighting, tiled flooring.

#### Lounge

16'95 x 11'68 (4.88m x 3.35m)

Double glazed window to front, coved cornice to ceiling with ceiling rose and pendant lighting, radiator, wall mounted electric feature fireplace, carpeted flooring, open into:

#### Kitchen

18'0 x 9'02 (5.49m x 2.79m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink and drainer unit, integrated Bosch double oven/grill, integrated gas hob with extractor unit over, space for fridge freezer, integrated dishwasher, breakfast bar extended from work surface, tiled splash backs, double glazed French doors to rear, double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, laminate flooring.

#### Conservatory

15'37 x 8'97 (4.57m x 2.44m)

Double glazed French doors to rear leading to rear garden, double glazed window to rear and sides, smooth vaulted ceiling, fitted spotlights, radiator, vinyl flooring.

#### First Floor Landing

Double glazed window to side, coved cornice to ceiling with ceiling rose and pendant lighting, built in storage cupboard, carpeted flooring, doors to:



#### Bedroom One

16'02 x 10'03 (4.93m x 3.12m)

Double glazed window to front, coved cornice to smooth ceiling with fitted spotlights, radiator, carpeted flooring.

#### Bedroom Two

12'06 x 11'06 (3.81m x 3.51m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bedroom Three

9'04 x 7'04 (2.84m x 2.24m)

Double glazed window to front, smooth ceiling with fitted spotlights, built in storage cupboard over stairs, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising 'P' shaped panelled bath with rainfall shower and hand held attachment over, wash hand basin set into vanity unit and mixer tap, low level w/c, double glazed obscure window to rear, smooth ceiling with fitted spotlights, tiled walls, chrome heated towel rail, wall mounted mirror, tiled flooring.

#### Rear Garden

Mainly slab paved with raised decked seating area to side, feature shingled areas to side, two large sheds to remain, double side gated access to front garden.

Shed - Used as utility space comprising space for washing machine and tumble dryer.

#### Front Garden

Block paved driveway providing off street parking for three vehicles, double side gated access to rear garden.