



35 Broadclyst Avenue

G R

GILBERT  
& ROSE

35 Broadclyst Avenue  
Leigh-On-Sea  
Essex  
SS9 4PX

Offers in excess of £350,000



Split across three floors and deceptive in space, this four bedroom end of terrace house benefits hugely for this loft conversion giving you the master bedroom on the top floor and a large space that we think it could make a great space for a small study. Located in Leigh you can't help but love the location not to mention its easy access onto the A127 for commuters looking to travel around the M25. Schools here you find yourself in walking distance to both the Fairway Primary and Belfairs Senior schools and a bus route that can take you towards Westcliff and Southend where you will find Westcliff High Schools. Sold with no onward chain you don't have the hassle of lots of people involved with this move but there is a date in mind for this family to move closer to their family.



#### Entrance

Entrance door into porch with further door leading into hallway comprising double glazed obscure window to front, coved cornicing to smooth ceiling with ceiling lighting, radiator, stairs leading to first floor landing, storage under stairs, laminate flooring, double doors into:

#### Lounge

8'0 x 12'5 (2.44m x 3.78m)

Double glazed window to front, coved cornicing to smooth ceiling with ceiling lighting, radiator, laminate flooring, open into:

#### Dining Room

10'1 x 16'9 (3.07m x 5.11m)

Double glazed patio doors to rear leading to rear garden, coved cornicing to smooth ceiling with ceiling lighting, radiator, feature gas fireplace, laminate flooring, door to:

#### Kitchen

13'8 x 7'2 (4.17m x 2.18m)

Range of wall and base level units with laminate work surfaces above incorporating ceramic butler style sink, integrated gas hob with extractor unit above and oven below, integrated fridge/freezer, space for washing machine and dishwasher, tiled splash back, double glazed obscure door to rear leading to rear garden, double glazed obscure window to rear, coved cornicing to smooth ceiling, fitted spotlights, laminate flooring.

#### First Floor Landing

Double glazed window to side, coved cornicing to smooth ceiling with pendant lighting, stairs leading to second floor landing, carpeted flooring, doors to:

#### Bathroom

Four piece suite comprising tiled panelled bath with shower attachment, shower cubicle with hand held attachment, wash hand basin set into vanity

unit, low level w/c, double glazed obscure window to rear, coved cornicing to smooth ceiling with ceiling lighting, partially tiled walls, chrome heated towel rail, tiled flooring.

#### Bedroom Two

16'9 x 11'0 (5.11m x 3.35m)

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

#### Bedroom Three

12'8 x 8'1 (3.86m x 2.46m)

Double glazed window to front, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bedroom Four

9'3 x 9'3 (2.82m x 2.82m)

Double glazed window to front, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Second Floor Landing

Coved cornicing to smooth ceiling with pendant lighting, sky light, loft access, carpeted flooring, door to:

#### Bedroom One

16'9 x 9'0 (5.11m x 2.74m)

Double glazed window to rear, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring, doors to:

#### En-suite

Three piece suite comprising shower cubicle with hand held attachment over, wall mounted wash hand basin, low level w/c, double glazed obscure window to rear, coved cornicing to smooth ceiling with ceiling lighting, partially tiled walls, radiator, tiled flooring.

#### Wardrobe

Clothing rails and storage space.

#### Office

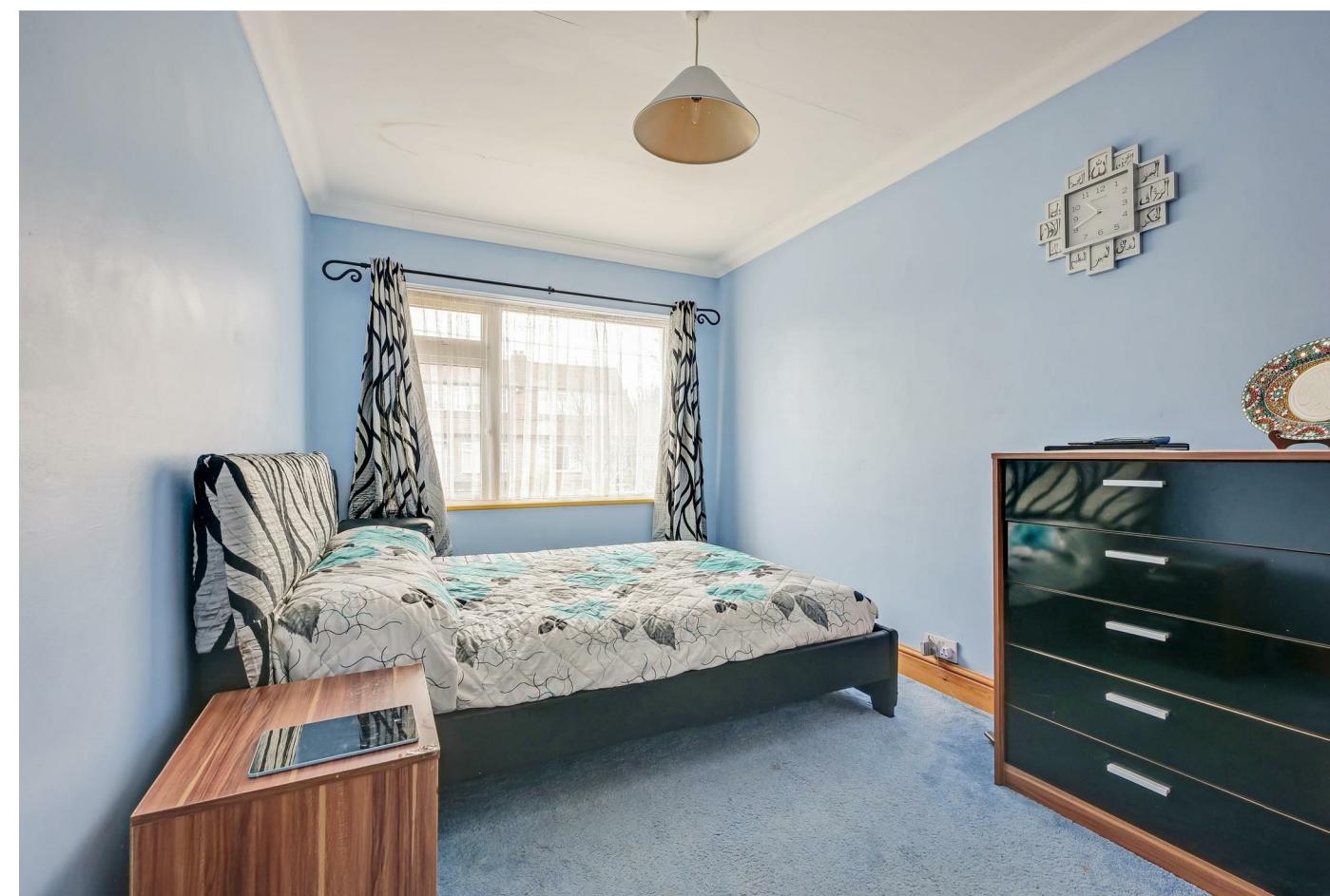
Double glazed Velux window to front, coved coming to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Rear Garden

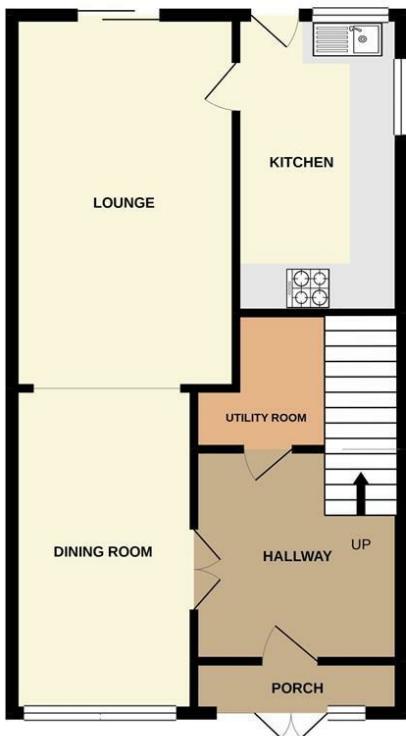
Slab paved seating area with steps leading down to lawn area with further slab paved seating area to rear, access to basement storage, side gated access to front garden.

#### Front Garden

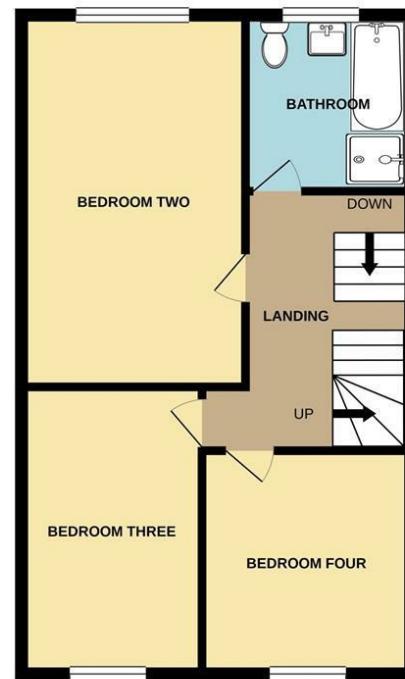
Hardstanding driveway providing off street parking, crazy paved area, hardstanding pathway leading to front entrance door, side gated access to rear garden.



GROUND FLOOR



1ST FLOOR



2ND 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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