

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Leighwood Avenue, Leigh-on-Sea, SS9 4LF



£550,000

WILLIAMS and DONOVAN - in a popular Leigh-on-Sea residential location, within easy reach of major routes via both the A127 and the A13, a variety of local schools and Southend University Hospital, is this fantastic three bedroom semi-detached house. This versatile property has been configured to suit dual living with two bedrooms, two bathrooms, kitchen and spacious lounge to ground floor, and a further large lounge, kitchen, bedroom and bathroom to first floor. The rear garden measures 66' x 50' and the front offers off street parking for numerous vehicles. EPC rating - TBC. Our ref: 15754

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Leighwood Avenue, Leigh-on-Sea, SS9 4LF

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Airing cupboard housing hot water cylinder. Doors to:

GROUND FLOOR WET ROOM 6' x 4' 9" (1.83m x 1.45m) Close coupled w/c, hand wash basin and mixer shower. Extractor fan. Tiled walls. Tiled floor.

LOUNGE/DINER 23' 5" x 18' 3" (7.14m x 5.56m) Double glazed French style doors to REAR GARDEN. Double glazed windows to rear aspect. Feature fireplace with electric fire. Wall lighting. Two radiators. Opening to:



KITCHEN 10' 10" x 10' 1" (3.3m x 3.07m) Double glazed window to rear aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer. Space for washing machine. Space for dishwasher. Space for fridge/freezer. Space for range cooker with extractor hood above. Tiled splashbacks. Built in larder cupboard.

INNER HALLWAY

Doors to:

GROUND FLOOR BEDROOM ONE 14' 7" into bay, reducing to 10' 6" x 13' (4.44m x 3.2m x 3.96m)

Double glazed bay window to front aspect. Further stained glass window to front aspect. Radiator. Door to:



ENSUITE 5' 9" x 5' 5" (1.75m x 1.65m)

Obscure double glazed window to side aspect. Two piece suite comprising pedestal mounted hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Radiator. Tiled walls.

GROUND FLOOR BEDROOM TWO 12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed window to side aspect. Radiator. Understairs storage cupboard housing boiler.



STORAGE ROOM 9' 4" x 5' 8" (2.84m x 1.73m)

FIRST FLOOR LOUNGE 25' 4" x 13' 6" reducing to 11' 2" (7.72m x 4.11m > 3.4m)

Double glazed windows to rear aspect. Two radiators. Wall lighting. Opening to:



FIRST FLOOR KITCHEN 9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor hood above and electric oven under. Space for fridge/freezer. Tiled splashbacks.

BEDROOM THREE 16' 7" x 13' 5" (5.05m x 4.09m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



BATHROOM 10' 5" x 4' 6" (3.18m x 1.37m)

Stained glass window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Radiator. Tiled walls. Airing cupboard housing hot water cylinder.

OUTSIDE OF PROPERTY:

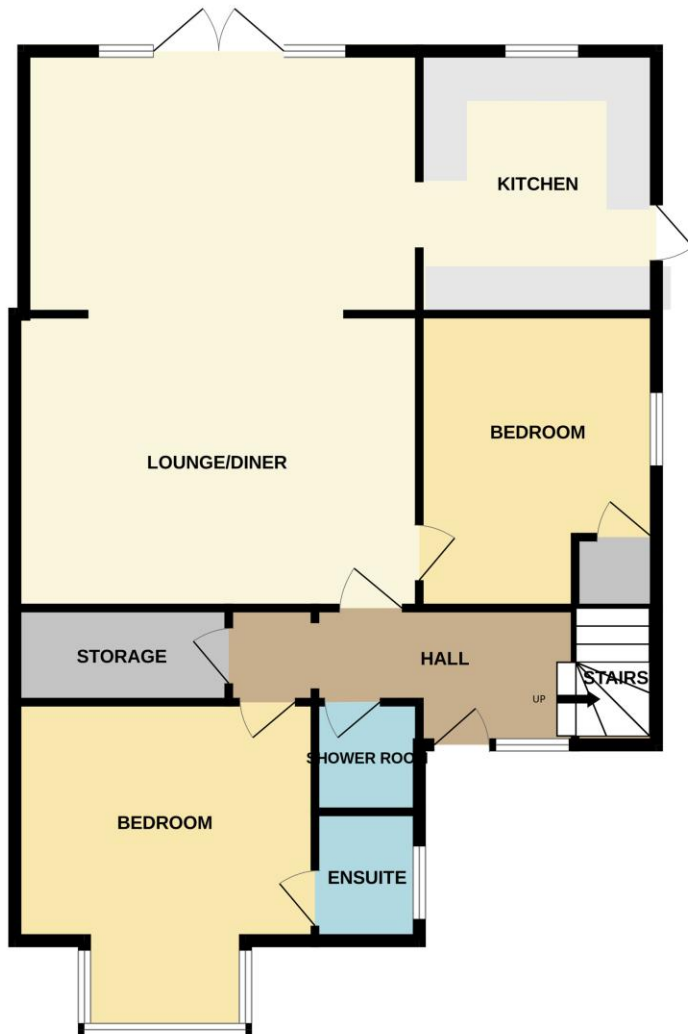
To the **FRONT** of the property is a paved driveway

providing off street parking for numerous cars or space for motor home. Gate to garden area with stone shingle borders and various plants.

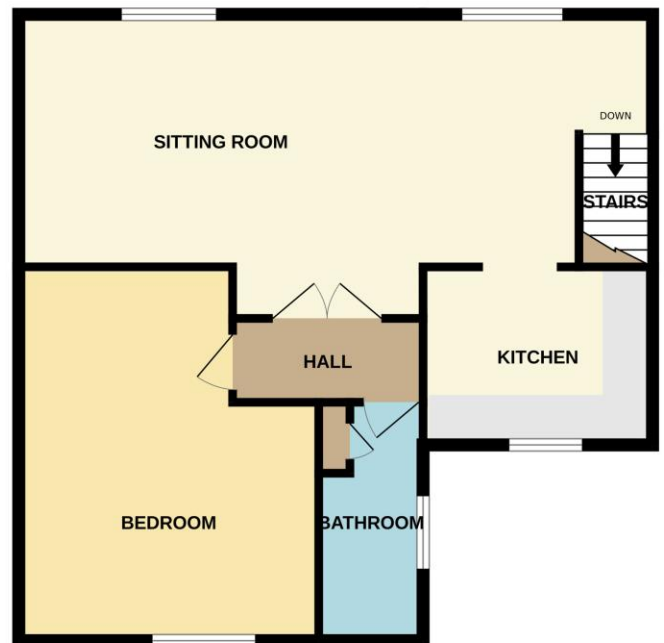
The **REAR GARDEN** measures approx. 66' x 50' and commences with paved patio leading to lawn. Variety of plants and mature shrubs. Sheds to remain. Workshop with power and lighting. Greenhouse to remain. Outside tap. Exterior power and lighting. Gated side access.



GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 sq.m.) approx.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.