



5 Brooklands Avenue





5 Brooklands Avenue  
Leigh-On-Sea  
Essex  
SS9 5XA

Guide price £300,000



Guide Price £300,000 - £325,000

A fantastic purchase for a young family or first time buyers looking to get onto the property ladder! Internally, this property comes with a spacious lounge, open planned kitchen/dining room, conservatory to rear, three great sized bedrooms, bathroom and separate W/C. The property also benefits from a large rear garden with multiple seating area which are perfect for when entertaining. Location wise, this lovely home is situated close to bus connections with routes from Southend and Rayleigh, a stones throw from Eastwood Park and a short walk to Cherry Orchard Country Park which are both great for long walks all year round, close to local shops and The Bellhouse Pub and Restaurant, within quick access to the A127 and in catchment to Eastwood Primary School and Eastwood Academy.



#### Entrance

Newly fitted front entrance door into hallway comprising smooth ceiling with ceiling light, stairs leading to first floor landing, under stairs storage cupboard, radiator, laminate flooring, doors to:

#### Lounge

13'75 x 11'40 (3.96m x 3.35m)

Double glazed bay window to front, ceiling light, feature fireplace, two radiators, carpeted flooring.

#### Dining Room

12'95 x 12'55 (3.66m x 3.66m)

Smooth ceiling with pendant lighting, feature fireplace, radiator, laminate flooring, open into:

#### Kitchen

9'6 x 7'0 (2.90m x 2.13m)

Range of wall and base level units with roll top work surfaces above incorporating ceramic sink, integrated oven with gas hob above and extractor unit over, tiled splash backs, space for washing machine, fridge and freezer, double glazed window and door to rear leading to rear garden, cupboard housing boiler, panelled ceiling with fitted spotlights, tiled flooring.

#### Conservatory

9'55 x 8'51 (2.74m x 2.44m)

Double glazed obscure window to side, double glazed window to rear and side, double glazed French doors to side leading to rear garden, radiator, laminate flooring.

#### First Floor Landing

Smooth ceiling with pendant lighting, loft access, storage cupboard over stairs, carpeted flooring, doors to:



#### Bathroom

Three piece suite comprising walk in corner shower cubicle with hand held attachment over, free standing bath, pedestal wash hand basin, double glazed obscure window to rear, smooth ceiling with fitted spotlights, radiator, tiled walls, vinyl flooring.

#### W/C

Low level w/c, double glazed obscure window to rear, smooth ceiling with pendant lighting, partially tiled walls, vinyl flooring.

#### Bedroom One

14'23 x 10'36 (4.27m x 3.05m)

Double glazed bay window to front, coved cornice to ceiling with pendant lighting, feature fireplace, radiator, carpeted flooring.

#### Bedroom Two

13'0 x 9'0 (3.96m x 2.74m)

Double glazed window to rear, ceiling light, built in storage cupboard, radiator, carpeted flooring.

#### Bedroom Three

7'89 x 6'96 (2.13m x 1.83m)

Double glazed window to front, ceiling light, radiator, carpeted flooring.

#### Rear Garden

Slab paved seating area leading onto lawn, further crazy paved seating area to rear; shed at rear to remain, rear gated access.

#### Front Garden

Newly fitted slab paved area leading to front entrance door - this could be used a front driveway for off street parking (subject to approval from the council)