



100 Lymington Avenue

# 100 Lymington Avenue Leigh-on-Sea Essex SS9 2AN

Home Of Leigh are very excited to offer for sale this super smart four bedroom family home, situated south of the London Road and therefore within walking distance of the Broadway and mainline railway station giving direct access to London Fenchurch Street.

The accommodation is spread out over three floors and comprises; entrance hall, a west facing lounge with log burner, separate kitchen/diner overlooking the rear garden, whilst to the first floor there are three well appointed bedrooms and a family bathroom.

To the second floor there is a gorgeous dual aspect master bedroom with a Juliette balcony and wonderful views of the surrounding area as well as an en suite shower room, whilst externally the property boasts a fabulous rear garden with a purpose built garden room.



Located on Lymington Avenue in Leigh on Sea, this characterful property is perfectly positioned for Leigh Broadway and its array of shops, bars, restaurants and boutiques as well as the London Road with its local bus routes.

## Accommodation Comprises

The property is approached via part glazed entrance door leading to:

### Entrance Hall 14'7 x 7'1

With stairs leading to the first floor accommodation with understairs storage cupboard, wood flooring, coved cornice to smooth plastered ceiling, dado rail, cast iron effect radiator. Doors to:

### Lounge 14'8 x 13'1

Double glazed bay window to front aspect, carpeted, feature fireplace with attractive wood surround and inset log burner with slate tiled hearth, smooth plastered ceiling, picture rail, glazed double doors leading through to the kitchen, cast iron effect radiator.



#### Kitchen Diner 17'1 < 12'1 x 14'5

Window to rear aspect. The kitchen is fitted to include a sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, integrated double oven and four ring hob with extractor hood above, appliance space for dishwasher, concealed combination boiler (which we understand was fitted 2019 n/t), further range of matching eye level wall mounted units, exposed brick to chimney breast, smooth plastered ceiling, picture rail, wood flooring, vertical radiator, bespoke fitted alcove storage, glazed French doors leading to the garden.

#### First Floor Landing 9'8 x 7'6

Stairs to second floor accommodation, carpeted, smooth plastered ceiling, picture rail, dado rail. Doors to:



#### Bedroom Two 13'9 x 10'3

Double glazed window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, feature cast iron effect fireplace, picture rail, radiator.

#### Bedroom Three 12'9 x 10'7

Double glazed window to rear aspect, carpeted, feature cast iron effect fireplace, picture rail, radiator.

#### Bedroom Four 10'1 x 7'5

Double glazed window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, picture rail, radiator.

#### Bathroom 7'6 x 5'5

Double glazed window to rear aspect, modern suite comprising; wash hand basin with mixer tap and vanity drawer beneath, panelled bath with mixer tap with shower attachment and Rainfall shower head over, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling.

#### Second Floor Landing

With double glazed Velux window to front aspect, built in eaves cupboard. Door to:

#### Master Bedroom 21'1 x 10'5 plus depth of wardrobe

A great size master bedroom with Velux window to front and double glazed window to rear with French doors to a Juliet balcony, exposed floorboards, range of fitted floor to ceiling wardrobes to one wall, smooth plastered ceiling with inset spot lighting, two wall light points, built in eaves storage cupboard, feature vertical radiator. Door to:

### En-Suite Bathroom 6'1 x 5'1

Double glazed window to rear aspect, panelled bath with mixer tap with shower attachment and Rainfall shower head over, low level WC, wash hand basin with vanity unit, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling. towel rail.

### Externally

### Rear Garden

The property benefits from a great size east backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, purpose built garden room, additional storage behind.

### Front Garden

Being paved.



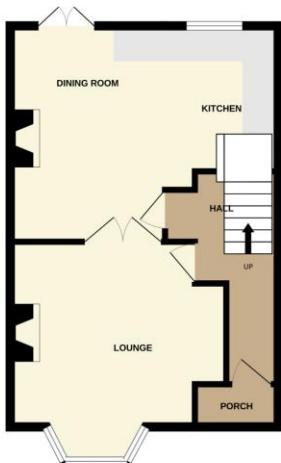




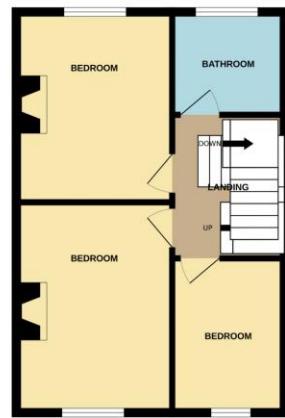




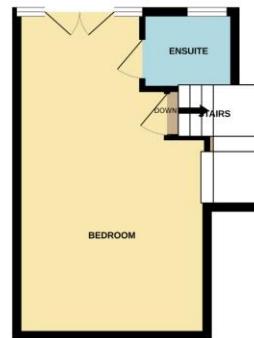
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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# Price £575,000 Freehold

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