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today on 01268 777400**



## **Flemming Avenue, Leigh-On-Sea Guide price £550,000**

This stylish three-bedroom family home is set on a quiet, tree-lined road within easy walking distance of Belfairs Woods and Golf Course. The well-planned accommodation includes a spacious open-plan lounge/diner, modern kitchen, garage with utility area, and a side extension providing covered access, a ground floor WC, and access to both front and rear gardens. Upstairs offers a bay-fronted main bedroom, two further bedrooms, and a contemporary four-piece family bathroom.

The generous rear garden combines lawn and patio space and features a summerhouse with WC—ideal as a home office, gym, or year-round retreat. Perfectly located for excellent schools, local amenities, bus links, Leigh Station and Leigh Broadway, this superb home also offers excellent potential to extend (STPP). Guide Price £550,000 to £600,000

**Frontage / Parking / Garage**  
Block-paved driveway providing off-street parking for up to four vehicles, access to the garage, and covered side access leading through to the rear garden. An attractive overhanging porch with leadlight stained-glass front door opens into:

#### Entrance Hallway

Aluminium double-glazed window to the side, white column radiator, understairs storage cupboard, original parquet flooring, skirting, and a central carpeted staircase rising to the first floor.

**Lounge–Diner – 7.25m × 3.87m > 2.95m (23'9" × 12'8" > 9'8")**

A bright and spacious dual-aspect room featuring an aluminium double-glazed bay window to the front and aluminium double-glazed French doors opening onto the rear garden. Enhanced by two white column radiators and a striking white vertical column radiator, this inviting space also boasts a brick feature fireplace with tiled hearth and log burner, cornicing, skirting, and original parquet flooring.

**Kitchen – 3.50m × 2.82m (11'5" × 9'3")**

Fitted with a range of sleek white glass wall and base units topped with granite work surfaces. The kitchen includes an aluminium double-glazed window to the rear, large storage cupboard, space for a fridge/freezer, integrated Bosch dishwasher, composite sink with brushed steel mixer tap, tiled splashbacks, smooth ceiling with inset spotlights, skirting, and tiled flooring.

#### Inner Hallway

Two UPVC obscured double-glazed doors provide access to both the front and rear of the property. Further enhanced by two double-glazed skylights, a modern vertical radiator, smooth ceiling, skirting, and laminate flooring.

**WC – 1.43m × 0.79m (4'8" × 2'7")**

Featuring an aluminium obscured double-glazed side window, chrome towel radiator, WC, vanity unit with wash basin and chrome mixer tap, smooth ceiling with inset spotlights, skirting, and laminate flooring.

**Utility Room – 2.48m × 2.26m (8'1" × 7'4")**

Accessed from the garden via French doors, this practical space offers room for a washing machine and tumble dryer, a butler sink with chrome taps, towel radiator, and internal French doors leading through to the garage.

#### First Floor Landing

Aluminium double-glazed window to the side, access to the loft, skirting, and carpeted flooring.

**Bedroom One – 3.325m × 2.70m (10'10" × 8'10")**

A well-proportioned main bedroom with aluminium double-glazed bay window to the front, radiator, bespoke fitted wardrobes with sliding doors, feature pendant lighting, picture rail, skirting, and carpet.

**Bedroom Two – 3.50m × 3.34m (11'5" × 10'11")**

Generous double bedroom with aluminium double-glazed windows overlooking the rear garden, radiator, bespoke fitted wardrobe, feature pendant light, picture rail, skirting, and carpet.

**Bedroom Three – 2.64m × 2.50m (8'7" × 8'2")**

Aluminium double-glazed window to the front aspect, double radiator, fitted wardrobe, skirting, and carpet.

**Bathroom – 2.51m × 2.46m (8'2" × 8'0")**

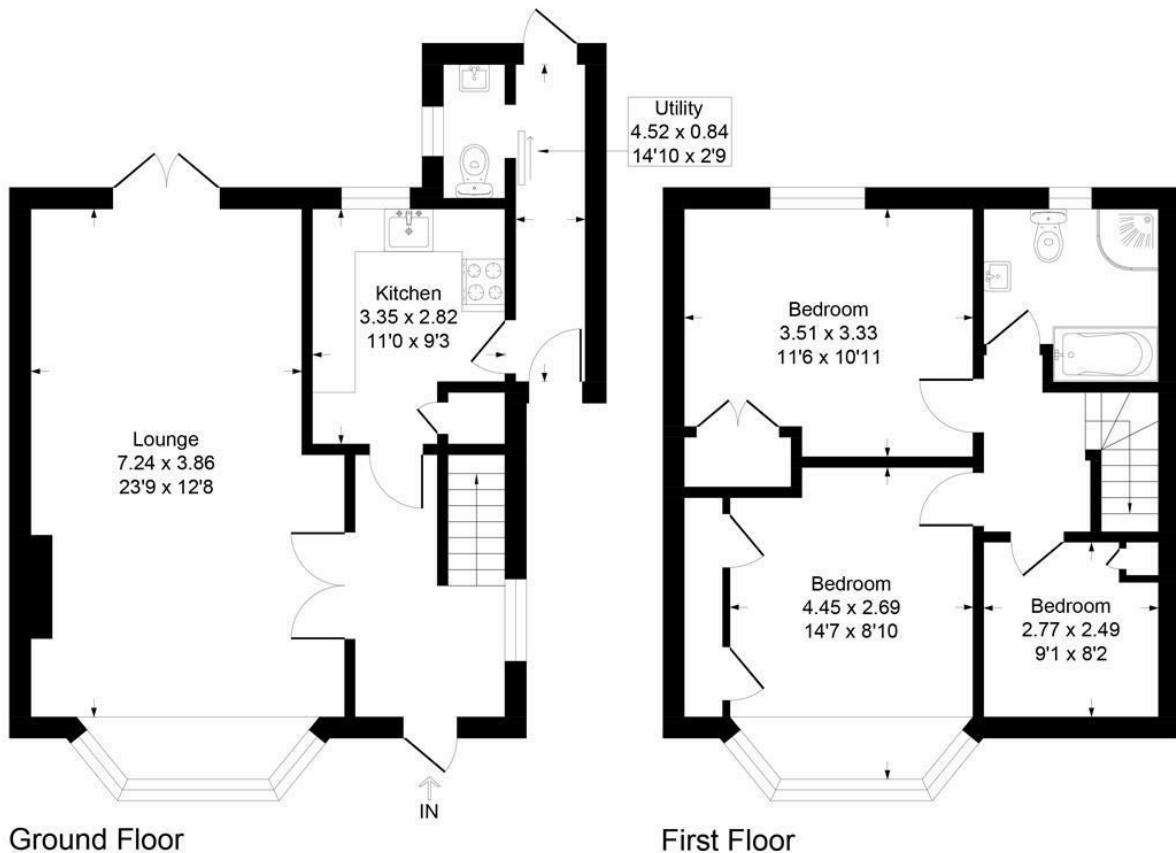
A contemporary four-piece suite comprising a wash basin with chrome taps, WC, corner bath, and separate double shower. Additional features include an aluminium obscured double-glazed rear window, white column towel radiator, extractor fan, smooth ceiling with inset spotlights, full-height tiling, and tiled-effect laminate flooring.

#### Rear Garden

Beginning with a paved patio area, the garden extends to a lawn bordered by mature flowers and shrubs. Further benefits include a gazebo, two powered sheds (to remain), and a summerhouse with power and WC—ideal for work, hobbies, or entertaining.

# 108 Flemming Ave

Approximate Gross Internal Floor Area = 109.6 sq m / 1180 sq ft



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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