



* WEST-FACING GARDEN * OFF-STREET PARKING * SOUTH OF LONDON ROAD * A WALK AWAY FROM CHALKWELL STATION AND LEIGH BROADWAY * LOFT CONVERSION * POTENTIAL FOR NO ONWARD CHAIN * Positioned seconds from Leigh Broadway, a walk from Chalkwell Station and south of the London Road is this characterful home with a west-facing garden. The accommodation is comprised of; a block paved driveway for one large vehicle and an additional space over the dropped curb, a stained glass door leading to the entrance hall, a warm bay fronted lounge, a stylish kitchen-diner opening onto a bright conservatory with WC, finally bringing you outside to a picturesque west-facing garden! Upstairs contains a modern four-piece bathroom, a master bedroom with bespoke built-in wardrobes, an equally sized second and third bedroom and further a single bedroom - this home is not only great for entertaining guests but also offers a fantastic position in central Leigh-on-Sea. For schooling, Chalkwell Hall Schools, Darlinghurst Academy and Belfairs Academy are all within catchment, with the prestigious grammar schools of the borough a walk away. Amenities and bus links are only around the corner and Chalkwell Station is a step away for London commuters. Take a step further, and you will find yourself in Leigh's Old Town or Chalkwell sitting on the seafront - Give us a call and step into this property now!

- West-backing rear garden
- Off-street parking and south of the London Road
- Potential for no onward chain
- Walking distance to Leigh Broadway and Chalkwell Station
- Chalkwell Hall Schools and Darlinghurst Academy catchment
- Four bedroom characterful family home
- Modern fully fitted kitchen
- Contemporary four-piece family bathroom
- Loft conversion
- Ample storage throughout

Lord Roberts Avenue

Leigh-on-Sea

£550,000

Offers Over



Lord Roberts Avenue



Parking/Frontage

A block paved driveway for one large vehicle and an additional space over the dropped curb, an original wooden and stained glass front door and sidelight leading to:

Entrance Hallway

Carpeted staircase rising to first floor landing with storage space underneath, double radiator, original cornicing and ceiling rose, skirting and a tiled floor.

Front Lounge

16'1" × 12'9"

Bay fronted window, beautiful feature fireplace with ornate surround and hearth, bespoke alcove storage units and shelving, radiator with decorative wooden cover, original cornice and ceiling rose, picture rail, skirting and carpet.

Kitchen-Diner

18'5" > 10'3" × 15'5"

Rear bay window with incorporated French doors leading to conservatory, modern copper effect kitchen units both wall mounted and base level comprising; inset stainless steel sink with chrome mixer tap, integrated eye-level Bosch oven and grill, four seater breakfast bar/island unit with storage, a four ring burner induction hob and a hidden AEG pop up extractor fan, integrated fridge/freezer, pull-out bin drawer, integrated Bosch dishwasher, integrated washing machine, tiled splashback, double radiator, electric Flamerite fireplace, original cornice and ceiling rose, picture rail, skirting and a tiled floor.

Conservatory

14'0" × 11'2"

UPVC double glazed French doors to rear aspect as well as windows, access to downstairs WC, double radiator, exposed feature brickwork and laminate flooring.

Downstairs WC

Obscured UPVC double glazed window to rear aspect, WC, corner wall mounted wash basin with chrome mixer tap and a tiled splashback, spotlighting and tiled flooring.

First Floor Landing

Further carpeted staircase rising to loft conversion, skirting, carpet and doors to all rooms.

Bedroom One

16'4" × 12'1"

Bay windows to front aspect with stained glass fanlights, built-in wardrobes, beautiful feature fireplace with tiled hearth, radiator, skirting and carpet.

Bedroom Two

13'0" × 11'2"

UPVC double gaze window to rear aspect, built-in wardrobes, ornate fireplace surround, radiator, coving, skirting and carpet.

Bedroom Four

7'6" × 6'3"

Window to front aspect, wall mounted boiler, skirting a carpet.

Four-Piece Family Bathroom

9'7" × 7'3"

Obscured UPVC double glazed window to rear aspect, walk-in double shower, traditionally styled freestanding bath with shower attachment, floating vanity unit with wash basin and chrome mixer tap, airing cupboard, WC, chrome towel radiator, spotlighting, fully tiled walls and flooring.

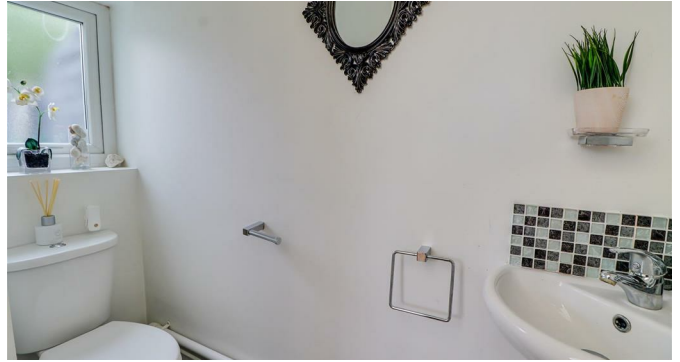
Bedroom Three (Top Floor)

16'11" > 10'11" × 14'7"

Two double glazed velux windows to front and rear aspects, built-in wardrobes, eaves storage, radiator, spotlighting, skirting and laminate flooring.

West-Backing Rear Garden

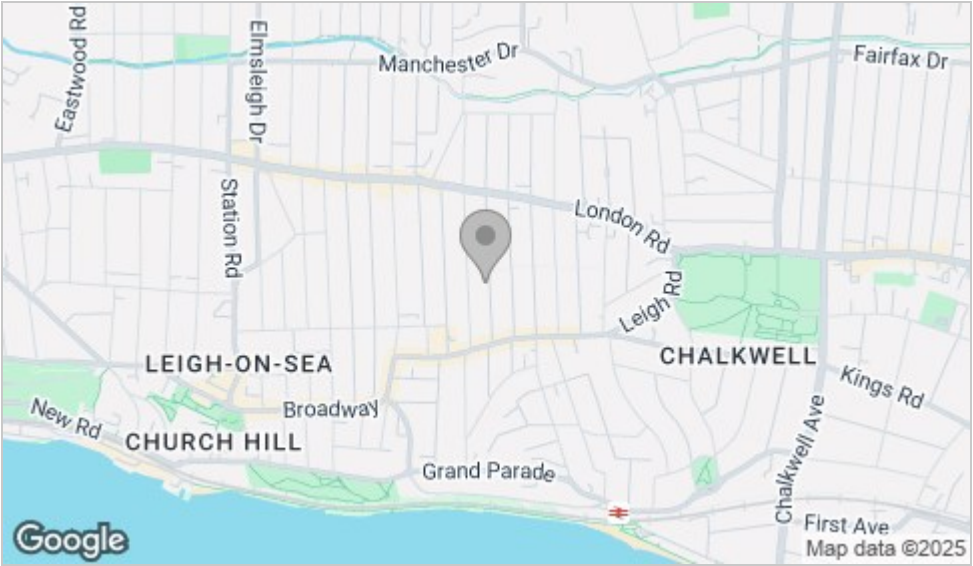
A beautiful and picturesque low-maintenance garden with a large paved patio with ample seating space, feature trees and planting for privacy, shed to remain and fencing.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

