



FOR SALE

**Sunningdale Avenue,
Leigh-On-Sea SS9 1JY**

Asking Price £700,000 Freehold

- Detached House
- Refurbished Throughout to a High Standard
- Four Double Bedrooms
- Brand New Stylish Kitchen & Utility
- Two Contemporary Bathrooms
- Great Size Rear Garden
- Car Port to Front
- Moments from Chalkwell Park & Leigh Broadway
- Ideal for Travel Routes & Schools
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Stunning 4 double bedroom detached house, renovated to a very high standard throughout and offered with no onward chain! This property is located in a very desirable area being convenient for local schools and travel routes and just a short stroll from Chalkwell Park, rail station and Leigh Broadway. Entering the property the ground floor offers a lounge to the

front aspect, spacious kitchen diner to the rear aspect leading out to the well-kept rear garden, useful utility room and stylish three piece shower room. Stairs to the first floor open to a large landing with doors off to four double bedrooms and four piece bathroom. Externally there is a car port to the front aspect and low maintenance rear garden. Viewing on this beautiful property is highly advised.

Entrance

Paved frontage with double glazed front door into entrance hallway. Solid wood floor, stairs to first floor landing, radiator, inset spotlights and doors to rooms.

Lounge

Lounge to front aspect with large double glazed window, fitted carpet, inset spotlights and fitted entertainment unit with integrated fireplace.

Kitchen Diner

Spacious kitchen diner to rear aspect with solid wood floor, inset spotlights, radiator, double glazed window and double glazed sliding patio doors out to the rear garden. The stylish fitted kitchen has a range of wall and base units with square edge quartz work surface, breakfast bar, inset sink and mixer tap. Integrated appliances include oven with hob and extractor hood, dishwasher, fridge freezer and wine cooler. Under stairs storage cupboard and open doorway to lobby area with further double glazed door to rear garden.

Utility

Practical utility area having base units and work surface the same as the kitchen, with space for washing machine and cupboard housing wall mounted boiler. Solid wood floor.

Shower Room

Contemporary part tiled three piece suite comprising WC, wash hand basin and shower cubicle. Double glazed window to rear, tiled floor, heated towel rail and extractor fan.

First Floor

Stairs up to first floor landing with fitted carpet, loft hatch and double glazed window to front aspect. Doors to all rooms.

Bedroom 1

Bedroom to front aspect with double glazed window, radiator, fitted carpet and pendant light.

Bedroom 2

Bedroom to rear aspect with double glazed window, radiator, fitted carpet and pendant light.

Bedroom 3

Bedroom to front aspect with double glazed window, radiator, fitted carpet and pendant light.

Bedroom 4

Bedroom to side aspect with double glazed window, radiator, fitted carpet and pendant light.

Bathroom

Luxury four piece suite comprising WC, pedestal wash hand basin, bath and large walk in shower with crystal glass screen. Tiled floor, part subway tiled walls, double glazed window and heated towel rail.

Rear Garden

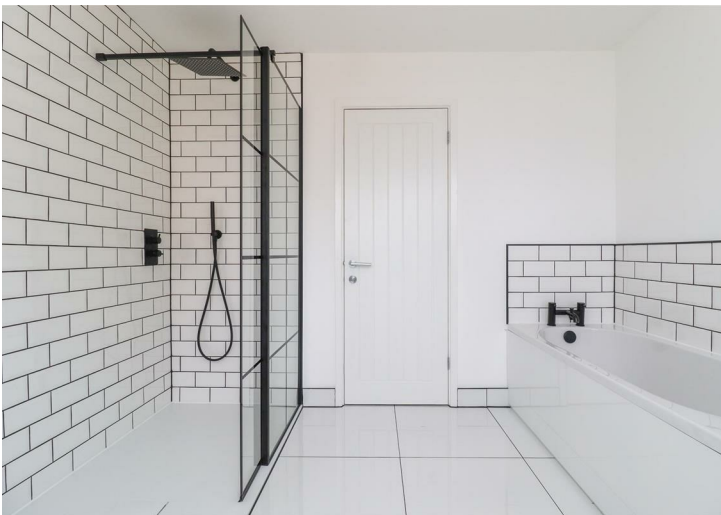
Great size rear garden commencing with patio area leading to low maintenance lawn with raised timber borders. Gated side access to front and and timber fencing.

Parking

Open car port for off street parking of one vehicle.

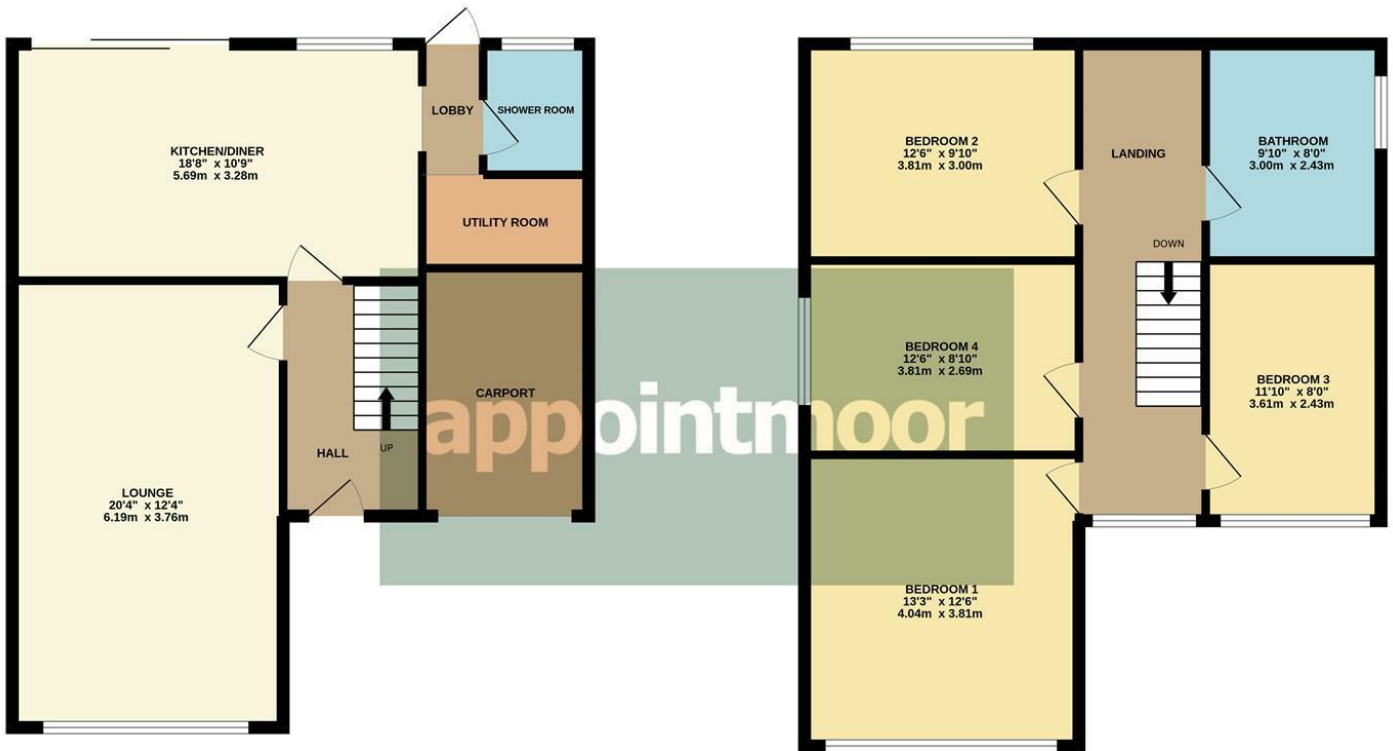
Tenure

Freehold
Council Tax band - E



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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