



FOR SALE

**Leighton Avenue,
Leigh-On-Sea SS9 1QB**

£550,000 Freehold

- Central Leigh Location
- Mid Terrace House
- Four Bedrooms
- Two Reception Rooms
- Large Kitchen Diner
- Bathroom & WC
- Period Features
- West Facing Rear Garden
- Moments from Leigh Broadway
- No Onward Chain

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

appointmoor

Description

Beautiful and spacious, this four bedroom mid terrace family home is set in a fantastic central Leigh location and offered with no onward chain! Located just moments from the Broadway and ideal for local schools, amenities and travel routes. To the ground floor are two large reception rooms, kitchen diner with French doors to garden and cloakroom with four

bedrooms and four piece modern bathroom to the first floor. Offering a host of period features throughout including coving, stained glass front door and decorative fireplaces which compliment the contemporary neutral decor. Externally there is a low maintenance west facing rear garden complete with decking area and summerhouse garden shed. Viewing is highly advised.

Entrance

Brick wall enclosed front garden with tiled path to front door. Wooden front door with stained glass panels into entrance hallway with wooden floor, coving, radiator, under stair cupboard and doors to all rooms.

Lounge

Lounge to front aspect with double glazed square bay window fitted with shutters, wooden floor, coving, radiator and feature fireplace with wooden mantle and electric fire. Open through to dining room.

Dining Room

Dining room to rear aspect with wooden floor, double glazed french doors to garden, radiator and coving.

Kitchen Diner

Spacious kitchen diner to rear aspect with wooden floor, inset spotlights, radiator, double glazed window to side and double glazed french doors to rear garden. The kitchen has a range of wall and base units with rolled edge work surface and stainless steel sink & drainer. Range cooker with five ring gas hob & extractor hood, integrated dishwasher and washing machine. Tall cupboard housing wall mounted Worcester boiler.

WC

Ground floor cloakroom comprising of WC and wall mounted wash hand basin. Tiled floor, obscure double glazed window to side and radiator.

First Floor

Stairs to first floor landing with fitted carpet, radiator, loft hatch, coving, round glazed ceiling light tunnel. Doors to all rooms.

Bedroom 1

Bedroom to front aspect with double glazed square bay window fitted with shutter, fitted carpet, radiator, coving and decorative fireplace.

Bedroom 2

Bedroom to rear aspect with double glazed window fitted, fitted carpet, radiator, coving and decorative fireplace.

Bedroom 3

Bedroom to rear aspect with double glazed square bay window, fitted carpet, radiator and coving.

Bedroom 4

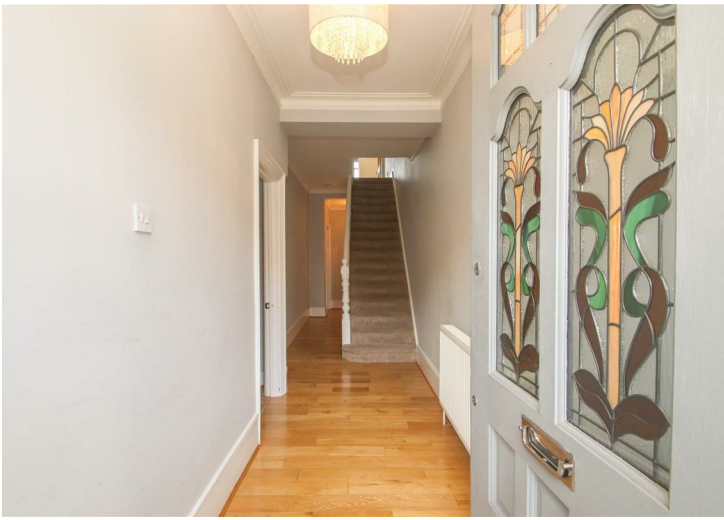
Bedroom to front aspect with double glazed window, fitted carpet, radiator and coving.

Bathroom

Fully tiled four piece bathroom comprising of WC, pedestal wash hand basin, oval bath with mixer tap and corner shower cubicle with curved glass door and rain head. Chrome heated towel rail, inset spotlights and obscure double glazed window to side aspect.

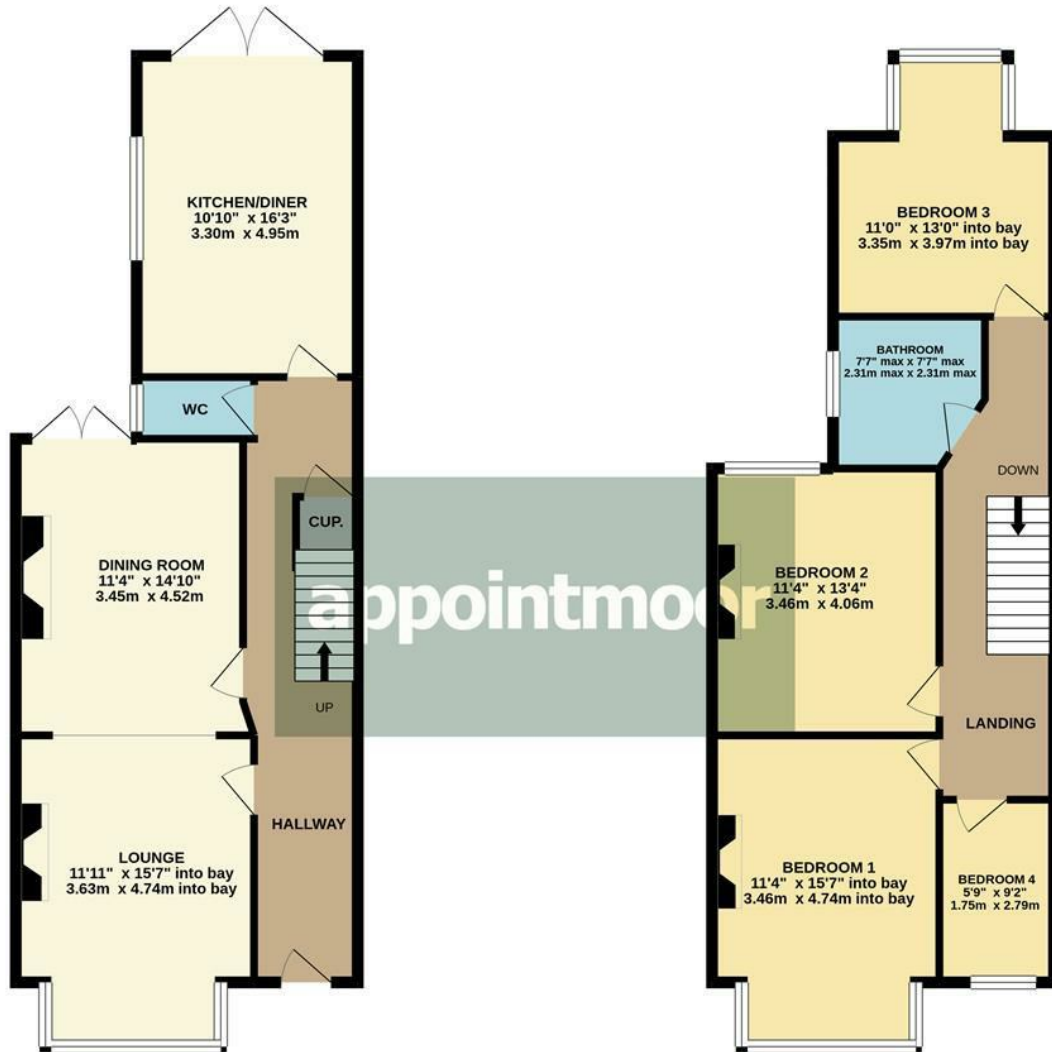
Rear Garden

West facing rear garden with decking and shingle areas, timber fencing and garden shed.



GROUND FLOOR
688 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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.
Made with Metropix ©2020



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	85

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	82

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**

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor