



FOR SALE

**Fillebrook Avenue,
Leigh-On-Sea SS9 3NT**

£700,000 Freehold

- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Spacious Kitchen Diner
- Bathroom, En-Suite & Cloakroom
- Large Landscaped Rear Garden
- Summerhouse with Power
- Garage & Off Street Parking
- Quiet Cul-de-Sac Location
- Popular Leigh Living

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

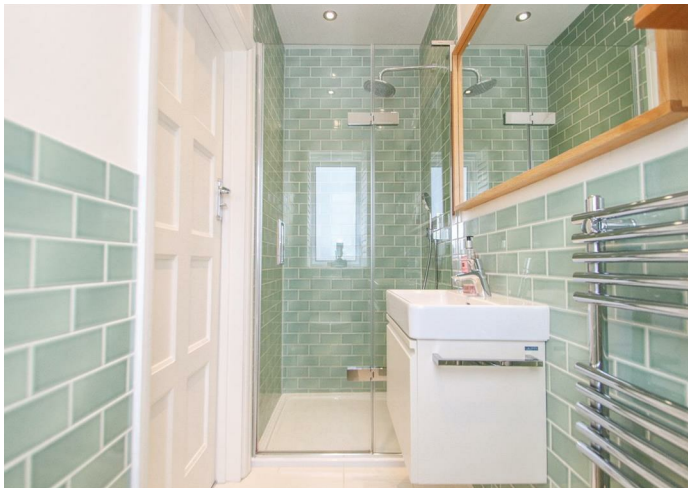
appointmoor

Description

Fantastic four bedroom family home set in a quiet cul-de-sac just moments from central Leigh. This delightful property offers generous rooms throughout and classic neutral decor with charming period features. Entering into a welcoming hallway with cloakroom, there are two reception rooms each with feature fireplace and stunning spacious kitchen diner with skylight windows. To the first floor the split stair case leads to a master suite with ample storage and three piece shower room and a further three

bedrooms and family bathroom. Externally there is a pleasant large rear garden complete with summerhouse, garage to the side and off street parking to the front. The property hosts a number of attractive extras including aluminium double glazed windows throughout, fitted water softener system, wireless alarm and Nest home system. Convenient for local schools, amenities and travel routes, viewing is highly advised.





Entrance

Wooden front door with stained glass panel and double glazed stained glass side window into entrance hallway. Wooden floor, radiator, picture rail and stairs to first floor with under stair cupboard housing water softener system. Fitted alarm system and Nest home system.

Lounge

Lounge to front aspect with aluminium double glazed square bay window, fitted carpet, radiator, picture rail and ceiling rose. Feature fireplace with wooden mantle, tiled hearth and fitted alcove units.

Reception Room

Reception room to rear aspect with fitted carpet, picture rail, ceiling rose and bi-fold doors to decking area and rear garden. Feature fireplace with high wooden mantle, tiled hearth and stove.

Kitchen Diner

Spacious kitchen diner to rear aspect with tiled floor, inset spotlights, two skylight windows and bifold doors to decking area and rear garden. The kitchen has a range of wall and base units with wooden work surface, ceramic sink with water filter system and co-ordinating breakfast bar island. Integrated dishwasher, space for range cooker and space for fridge freezer. Utility cupboard with space for washing machine.

Cloakroom

Cloakroom comprising of WC and wash hand basin. Tiled floor, part tiled walls, radiator and extractor fan.

First Floor

Wooden stairs with carpet runner to first floor. Stairs to the left lead to the landing with doors to bedrooms and bathroom and stairs to the right lead to the master suite.

Bedroom 1

Master bedroom with beautiful high ceilings featuring three skylight windows. Dual aspect double glazed windows to front and rear aspects, fitted carpet, radiator, inset spotlights and fitted wardrobes. Door to en-suite.

En-Suite

Three piece en-suite comprising of WC, vanity wash hand basin and rain head shower with glass door. Tiled floor, part subway tiled walls, inset spotlights, chrome heated towel rail and double glazed window with fitted shutter.

Bedroom 2

Bedroom to front aspect with fitted carpet, double glazed square bay window, picture rail, ceiling rose and radiator. Fitted cupboard and a range of fitted wardrobes.

Bedroom 3

Bedroom to rear aspect with double glazed window, fitted carpet, radiator and picture rail.

Bedroom 4

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

Bathroom

Four piece bathroom comprising of WC, vanity wash hand basin, bath with mixer tap and rain head shower cubicle with curved glazed door. Tiled floor, part subway tiled walls, double glazed window with fitted shutter, coving, spotlights and heated towel rail.

Rear Garden

Great size rear garden comprising of decking areas from reception and kitchen with raised planters and steps down to the lawn area with mature shrubbery. Paved patio to the rear aspect with summer house and timber fencing. Side door to garage.

Summerhouse

Pleasant summerhouse to the rear aspect of the garden with insulated floor and roof and power.

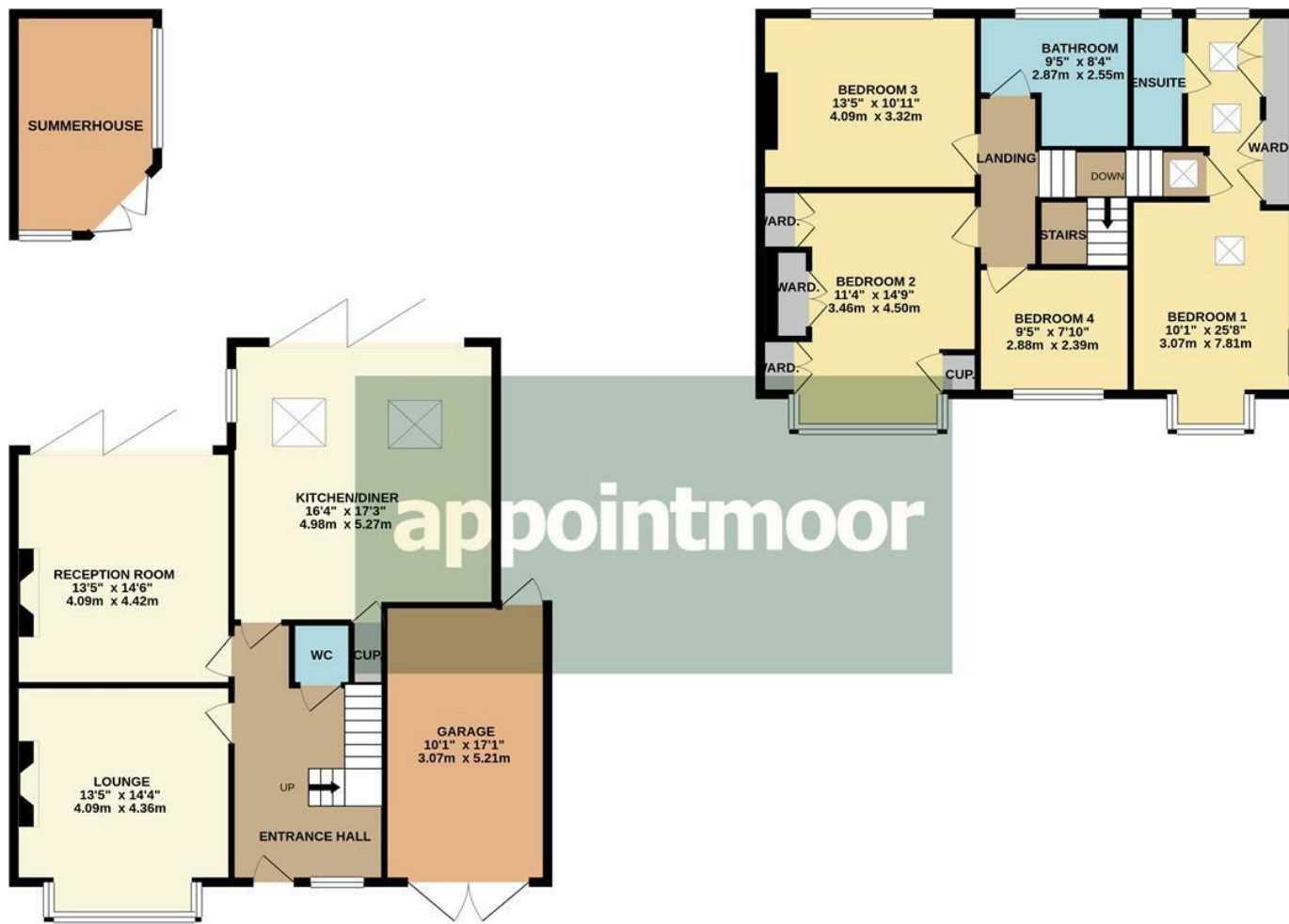
Garage & Parking

Garage to side aspect with double doors, power & lighting and double glazed door to rear garden. Off street parking to front.



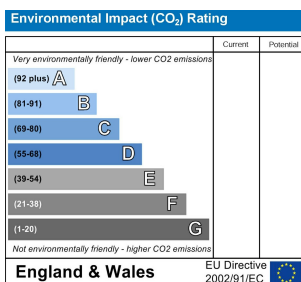
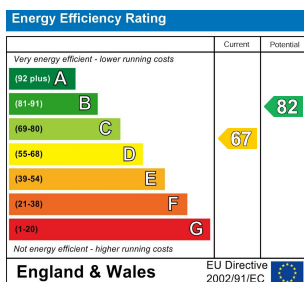
GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.

1ST FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.6 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 ©2021



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

- facebook.com/appointmoor
- instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor

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