



FOR SALE

**Avondale Drive,
Leigh-On-Sea SS9 4HN**

Guide Price £500,000 Freehold

- Semi Detached Property
- Spread over 3 Floors
- Five Bedrooms
- Open Plan Kitchen Dining & Reception
- Modern Stylish Decor
- Two Shower Rooms & En-Suite
- Annex Office with Shower Room
- West Facing Rear Garden
- Off Street Parking to Front
- Fantastic Location, Ideal for Schools

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

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Description

Guide Price £500,000 - £525,000. Superb five bedroom character family home spread over three floors offering ample space throughout. To the ground floor is a lounge to the front, dining area, shower room, utility and stunning extended kitchen reception room with bi-fold doors out the rear garden. The first floor offers four bedrooms and shower room with a further

bedroom and shower room to the top floor. Externally there is a paved frontage for off street parking, great size west facing garden with split level decking and lawn areas and annex office space with power & heating and bathroom. Located in a great Leigh location, close to local schools and ideal for travel routes. Viewing is advised.

Entrance

Paved frontage offering off street parking and side access to rear garden. Front door into entrance hallway with tiled floor, radiator and doors to all rooms.

Lounge

Lounge to front aspect with double glazed bay window, wooden floor, two radiators, picture rail & coving and exposed brick wall with feature decorative fireplace.

Dining Room

Dining area with wood effect floor and decorative cast iron fireplace. Open through to kitchen.

Kitchen Reception Room

Extended open plan kitchen reception room with wood floor, three skylight windows, double glazed high window to side and bi fold doors to rear garden. The kitchen has a central island breakfast bar with quartz work surface, soft close storage drawers and integrated sink with mixer tap. Integrated appliances include dishwasher, induction hob and double eye level oven.

Shower Room

Three piece suite comprising of WC, vanity wash hand basin and tiled shower cubicle with glazed door.

Utility Room

Utility room with wood floor, double glazed window to side, wall mounted cupboard and space for washer & dryer.

First Floor

Stairs to first floor landing with fitted carpet.

Bedroom 2

Bedroom to front aspect with double glazed bay window, wood floor, fitted storage cupboard and picture rail.

Bedroom 3

Bedroom to rear aspect with double glazed bay window, wood floor, fitted storage cupboard and picture rail.

Bedroom 4

Bedroom to rear aspect with double glazed bay window, wood floor and fitted storage cupboard.

Bedroom 5

Bedroom to front aspect with double glazed bay window and wood floor.

Shower Room

Three piece suite comprising of WC, vanity wash hand basin and tiled shower cubicle with glazed door.

Second Floor

Stairs to second floor.

Bedroom 1

Top floor bedroom with dual aspect double glazed windows, fitted carpet, fitted wardrobes, inset spotlights and eaves storage. door to en-suite.

En-Suite

Three piece suite comprising of WC, vanity wash hand basin and tiled shower cubicle with glazed door.

Rear Garden

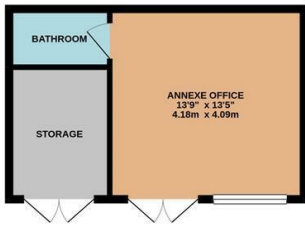
Great size west facing rear garden with split level patio and decking area down to low maintenance lawn. Timber fencing and mature trees. To the end of the garden is an annex office space.

Annex Office

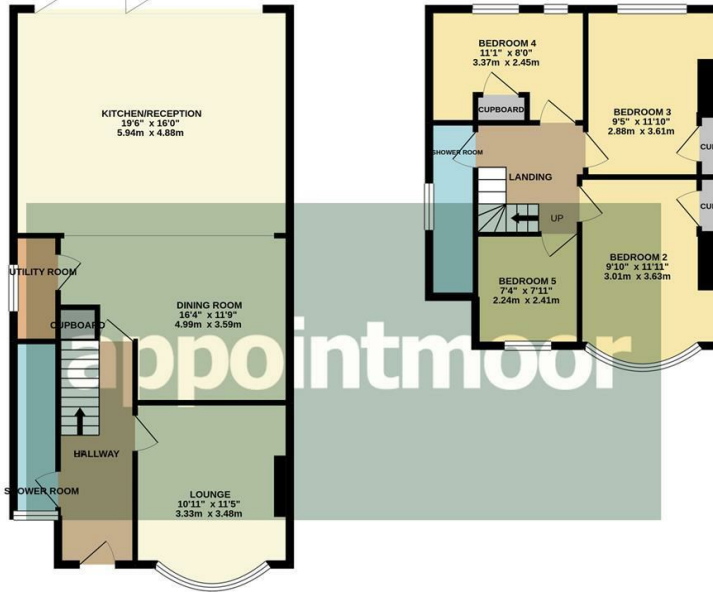
Annex office space to the rear of the garden with double glazed window & french doors, wood floor, heating and power. Door to bathroom comprising of WC, wash hand basin and tiled shower cubicle. Separate garden storage space.



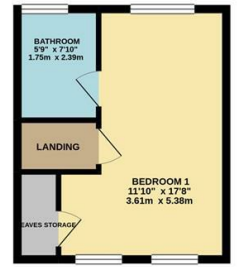
GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 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.
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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		59	80
	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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