

To arrange a viewing contact us  
today on 01268 777400



## Lymington Avenue, Leigh-On-Sea Guide price £500,000

Aspire Estate Agents presents an enchanting three-bedroom detached eco Bohemian residence in Leigh-on-Sea, offering an exceptional fusion of suburban serenity and urban accessibility. Situated within strolling distance of both the Broadway and the train station, this residence boasts a snug living area, a meticulously designed kitchen, and three inviting bedrooms. Its highlight is the 80 ft garden, offering a tranquil outdoor sanctuary. Complete with parking space for one car, this abode delivers the ideal harmony of convenience and charm in a highly coveted locale. Guide £500,000 to £550,000

**ENTRANCE HALL** Wooden entrance door with glazed inset. Stairs to first floor, laminate flooring. Doors leading to:

**LOUNGE** 12' 6" x 11' 3" (3.81m x 3.43m) Sash window to front, power points, radiator, feature tiled fireplace, coved to ceiling.

**DINING ROOM** 11' 4" x 12' 1" (3.45m x 3.68m) Sash window to side, laminate flooring, radiator, power points, feature log burner.

**KITCHEN** 11' 10" x 7' 5" (3.61m x 2.26m) UPVC window to rear. Part glazed door leading to the rear garden. Range of fitted units to both base and eye level. Roll edge work tops incorporating 1.25 bowl sink unit, part tiled walls, electric oven, four ring gas hob with extractor canopy above, space and plumbing for washing machine and dishwasher. Wall mounted boiler, radiator.

**FIRST FLOOR LANDING** Window to side aspect, radiator, access to loft space.

**BEDROOM ONE** 12' 2" x 11' 1" (3.71m x 3.38m) Sash window to front, power points, radiator, coved to ceiling, dado rail. Large built in cupboard.

**BEDROOM TWO** 11' 4" x 7' 7" (3.45m x 2.31m) Double glazed sash window to rear, radiator, power points, coved to ceiling.

**BEDROOM THREE** 9' 9" x 7' 9" (2.97m x 2.36m) Sash window to side aspect, radiator, power points.

**BATHROOM** 8' 2" x 4' 4" (2.49m x 1.32m) Double glazed window to rear. White suite comprising of panelled bath with shower over, vanity sink unit with cupboard under, low level WC, part tiled walls, chrome heated towel rail, inset spot lights, extractor fan.

**REAR GARDEN** The rear garden measures approx. 80' and is west facing. The garden commences with a patio area, feature pond, lawn area leading to a detached outbuilding, mature fruiting trees, rewilded garden and access to side, outside tap.

**LOG CABIN / GARDE OFFICE / STUDIO** 34' x 20' (10.36m x 6.1m) Fantastic space to work from home or possibly a gym, play room, chill out room, office and studio... the list is endless!

**FRONT GARDEN** To the front of the property there is off street parking.



Total area: approx. 108.2 sq. metres (1164.9 sq. feet)  
**Lymington Avenue**

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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.