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Recreation Avenue, Leigh-On-Sea Offers in excess of

£1,400,000

- PROPERTY SPANS FOUR PLOTS OF LAND 75FT FRONTAGE
- POTENTIAL FOR SUBSTANTIAL EXTENTION (SPP)
- LANDSCAPED GARDEN
- UNIQUE CONSERVATORY WITH UNDERFLOOR HEATING
- MULTIPLE LOFT SPACES
- EIGHT DOUBLE BEDROOMS
- HOT TUB, SWIM SPA AND HOME GYM
- TRAP DOOR TO BASEMENT
- FIVE RECEPTION ROOMS
- LISTING CONTAINS DOOR NUMBERS 16, 18, 20, 22

UNIQUE OPPERTUNITY TO PURCHASE 2 PROPERTIES THAT SPAN HOUSE NUMBERS 16, 18, 20 AND 22. These properties have a combined 75ft frontage, a possible 9 bedrooms. The semi-detached property has a total 4-5 bedrooms, 3-4 reception rooms, a sizable, unique, open plan conservatory and modern kitchen with breakfast bar. The bungalow has 3-4 bedrooms, 2-3 reception rooms, and potential to have a loft conversion, creating a possible 4 bed, 2 bath 4 reception room detached house subject to planning permission.

ENTRANCE PROPERTY ONE

Entrance to the property via original wooden front door with stained glass window.

HALLWAY

9'00" x 4'01" (2.74m x 1.24m)

Skimmed ceiling, hardwood flooring.

Door leading to:

SITTING ROOM/BEDROOM FIVE

12'00" x 10'07" (3.66m x 3.23m)

Skimmed ceiling, front aspect UPVC double glazed bay window, radiator, feature fireplace, hardwood flooring.

Double doors leading to:

GAMES ROOM

16'03" x 11'00" (4.95m x 3.35m)

Skimmed ceiling with central light fixture, two radiators, wall and under-stair lighting fixtures, carpeted stairs leading to first floor, hardwood flooring, trap door under stairs leading to basement.

Internal wooden bi-folding doors leading to:

BASEMENT

24'00" x 9'00" (7.32m x 2.74m)

Trap door in games room opens to reveal a staircase down to the basement. With concrete walls and flooring, the space is currently used as tool storage.

CONSERVATORY/DININGROOM

19'02" x 17'07" (5.84m x 5.36m)

UPVC double glazed tinted Eco-glass roof with three electrically opening vent windows, two hanging light fixtures, rear aspect double glazed windows, double glazed French doors, two 'tilt and turn' double glazed doors, hive home thermostat on wall, controls for vent windows on wall, wood effect tiled flooring with underfloor heating. Open planned with Kitchen and doors leading to:

KITCHEN

16'02" x 9'00" (4.93m x 2.74m)

Skimmed ceiling with diamond shaped spotlighting and wooden struts, a range of base and eye level wooden effect storage units providing ample storage, black marble countertops with breakfast bar in between kitchen and conservatory, tile effect splash back, rear aspect UPVC double glazed lean to conservatory extension, integrated gas hob, oven, steam oven, microwave, coffee machine and sink drainer. American style fridge freezer, dishwasher, washing machine and dryer, all to remain, wood effect tiled flooring.

LOUNGE

19'11" x 11'06" (6.07m x 3.51m)

papered ceiling with central lighting fixture, front aspect UPVC double glazed bay window, base level storage units, surround sound system with sub-woofer, carpeted flooring.

Double doors leading back to conservatory.

SHOWER ROOM

8'01" x 6'09" (2.46m x 2.06m)

Skimmed ceiling with spotlighting, rear aspect UPVC double glazed obscured window and door leading to rear garden, floor to ceiling tiling, heated towel rack, walk-in shower, mirror with built-in lighting, tiled flooring.

LANDING

10'11" x 6'05" (3.33m x 1.96m)

Skimmed ceiling, wall lighting, access to loft spaces via loft hatch, rock climbing wall leading to loft space two, storage cupboard, carpeted flooring.

Doors leading to:

BEDROOM ONE

15'09" x 11'00" (4.80m x 3.35m)

Coved ceiling with two hanging light fixtures, two front aspect double glazed UPVC windows, radiator, floor to ceiling fitted wardrobes and makeup desk, hardwood flooring.

BEDROOM TWO

11'10" x 9'03" (3.61m x 2.82m)

Skimmed ceiling with central light fixture and remote controlled LED strip lighting, rear aspect UPVC double glazed window overlooking rear garden, fitted wardrobes, radiator, wood effect flooring.

BEDROOM THREE

11'07" x 9'02" (3.53m x 2.79m)

Galaxy designed ceiling with central lighting fixture, wall lighting, fitted wardrobes, rear aspect UPVC double glazed window overlooking rear garden, wood effect flooring.

BEDROOM FOUR

11'07" (reduced to 8'05") x 10'05" (3.53m (reduced to 2.57m) x 3.18m)

Skimmed ceiling, front aspect UPVC double glazed window, fitted wardrobe with floor to ceiling sliding mirror doors, fitted shelving and desk, custom mirror wall with LED strip lighting surround, radiator, wood effect flooring.

BATHROOM

9'08" x 7'06" (2.95m x 2.29m)

Four piece bathroom with skimmed ceiling with spot lighting, rear aspect UPVC double glazed window, heated towel rack, floor to ceiling tiled walls, wall mounted mirror unit with spot lighting and storage, tiled bath with central tap unit, walk in shower, double sink unit with storage unit and tiled flooring.

LOFT SPACE ONE

Partially boarded storage space above original house footprint.

LOFT SPACE TWO

Boarded storage space above double story side extension.

ENTRANCE PROPERTY TWO

Entrance via a wooden ramp leading to front door.

ENTRANCE HALL

7'02" x 6'05" (2.18m x 1.96m)

Coved ceiling, wall lighting, radiator, carpeted flooring.

Doors leading to:

BEDROOM ONE

14'09" x 11'08" (4.50m x 3.56m)

Suspended ceiling, rear aspect UPVC double glazed patio door and window, carpeted flooring.

BEDROOM TWO

10'11" x 10'08" (3.33m x 3.25m)

Coved ceiling, central hanging light fixture, front aspect UPVC double glazed bay window, radiator, wood effect flooring.

BEDROOM THREE

11'08" x 5'06" (3.56m x 1.68m)

Coved ceiling, rear aspect window to conservatory, radiator, carpeted flooring.

BEDROOM FOUR/SITTING ROOM

14'08" x 11'07" (4.47m x 3.53m)

Coved ceiling with central hanging light fixture, front aspect UPVC double glazed bay window, radiator, feature fireplace, carpeted flooring.

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BATHROOM

7'09" x 6'10" (2.36m x 2.08m)

Three piece wet room with skimmed ceiling, side aspect obscured window, floor to ceiling tiled walls, power shower unit laminate flooring.

LOUNGE-DINING ROOM

10'09" x 10'02" (3.28m x 3.10m)

Coved ceiling, wooden beam wall décor, rear aspect window to conservatory, side aspect UPVC double glazed window, storage cupboard, radiator, carpeted flooring.

Door leading to:

KITCHEN

8'03" x 7'04" (2.51m x 2.24m)

Skimmed ceiling, rear and side aspect UPVC double glazed windows, a range of base and eye level storage units, sink drainer, tiled splash back, laminate flooring, space for oven, washing machine, under counter fridge.

Door leading to:

CONSERVATORY

11'04" x 7'10" (3.45m x 2.39m)

Lean to conservatory, with polycarbonate, rear and side aspect UPVC double glazed windows, rear aspect UPVC double glazed door, tiled flooring.



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