

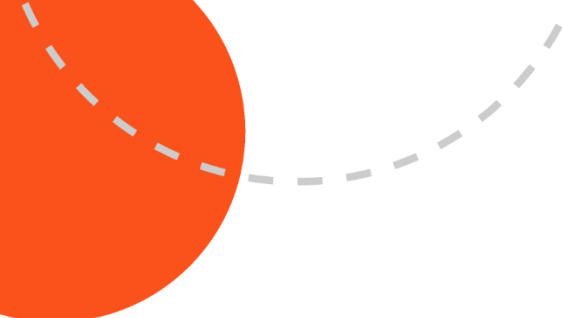


Olive Avenue, Leigh-On-Sea, Essex, SS9 3QE

4/5 bed semi detached family home / Offers In Excess Of £675,000 / t. 01702 555888







Boasting a spacious and versatile layout for the whole family, is this beautifully finished **four/five bedroom** family home within the highly sought after 'Olive Avenue'. Featuring a stunning open plan family room incorporating modern fitted kitchen, two ground floor bedrooms one of which can be used as a study or playroom and a modern ground floor bathroom suite together with three generous size bedrooms to the first floor, a further family bathroom suite and luxury en-suite shower room to the master. Outside there is a lovely, landscaped rear garden with a westerly aspect and ample off street parking to front via block paved driveway.

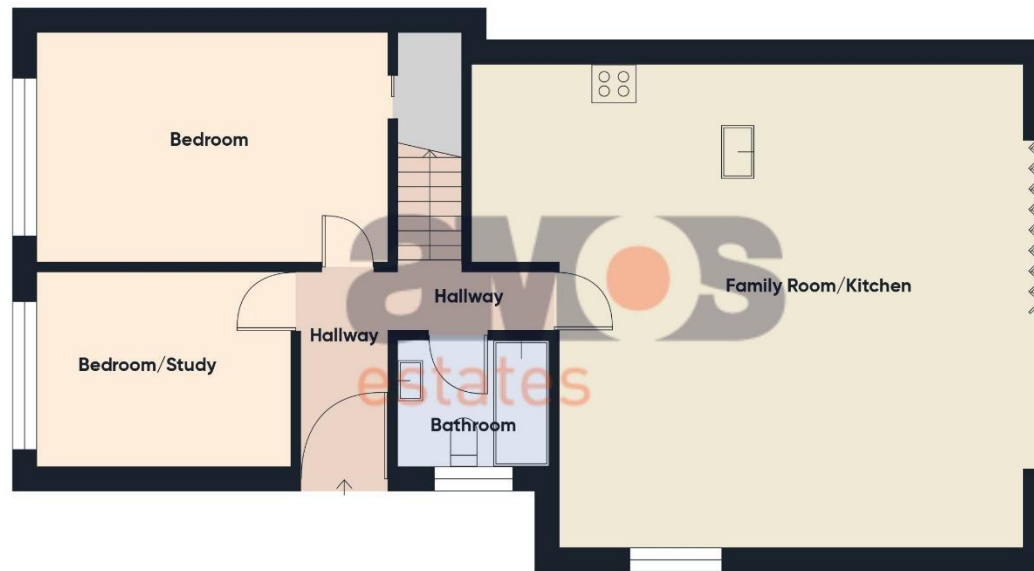
Olive Avenue provides excellent convenience for local shops and amenities whilst also being within easy reach of local woodland and Leigh Broadway. Leigh mainline station with direct links into London Fenchurch Street is also a short distance away. Excellent local schools can be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Designed with both comfort and versatility in mind, this spacious residence offers an ideal layout for modern family living. Call now to book your viewing!

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# A space to call home.



First Floor



Floor 1

**amos**  
estates

**Approximate total area<sup>(1)</sup>**

1426 ft<sup>2</sup>

132.6 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Highlights

- / Bright & Spacious Four/Five Bedroom Semi Detached Family Home
- / Beautifully Finished Throughout
- / Deceptively Large & Versatile Layout
- / Stunning Family Room Incorporating Luxury Fitted Kitchen
- / Generous Size Bedrooms
- / Three Bathroom Suites Including En-Suite To Master
- / Landscaped West Facing Rear Garden With Bar
- / Ample Off Street Parking Via Block Paved Driveway
- / Upvc Double Glazing Throughout
- / Sought After Turning Within Leigh-On-Sea
- / Hadleigh Infant & Junior School Catchments
- / Easy Reach Of Leigh Mainline Station
- / Close To Woods & Local Shops
- / Viewings Advised
- / EPC Rating - E





Composite entrance door opening to:

**Entrance Hall** \ Laminate flooring, radiator, power points, smooth plastered ceiling, thermostat control, carpeted stairs leading to first floor, doors to accommodation off.

**Family Room Incorporating Kitchen 22' x 20'11** \ A stunning open plan living area incorporating luxury fitted kitchen. Comprising double bowl sink and drainer unit with swan neck mixer tap inset into range of square edge worktop with high gloss cupboards and drawers beneath and matching eye level units, integrated double ovens with integrated microwave above, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, inset five ring gas hob with extractor above, tiled splashbacks, power points, breakfast bar facility, under cupboard lighting, laminate flooring, smooth plastered ceiling with inset spotlights, feature roof lantern, three radiators, upvc double glazed window to side, T.V point, double glazed bi-folding doors to rear elevation providing outlook and access to rear garden.

**Ground Floor Bedroom Four 16'1 x 8'11** \ Upvc double glazed leadlight window to front, fitted carpet, power points, T.V point, fitted wardrobes, smooth plastered and coved ceiling, radiator, understairs storage cupboard.

**Ground Floor Bedroom Five/Study 11'7 x 8'11** \ Upvc double glazed leadlight window to front, fitted carpet, power points, radiator.

**Ground Floor Bathroom** \ Modern three piece suite comprising panelled bath with drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, tiled flooring, tiled to bath surround, upvc obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.



**Landing** \ Fitted carpet, power points, smooth plastered ceiling with inset spotlights, loft access hatch, doors to accommodation off.

**Bedroom One 15'1 x 13'5 Max** \ Upvc double glazed window to front, fitted carpet, radiator, power points, eaves storage, smooth plastered ceiling, T.V point, door leading to:

**En-Suite Shower Room** \ Luxury three piece suite comprising shower cubicle with drench style showerhead above, body jets and handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor, tiled walls and flooring, heated towel radiator.

**Bedroom Two 12'6 x 9'2** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, T.V point, smooth plastered ceiling.

**Bedroom Three 12'5 x 6'8** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, T.V point, smooth plastered ceiling.

**Bathroom** \ Modern three piece suite comprising panelled bath with chrome controls, drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, smooth plastered ceiling with inset spotlights, extractor, heated towel radiator, upvc obscure double glazed window to side.

**Rear Garden** \ A lovely landscaped rear garden with a westerly aspect. Commencing with large expanse of patio providing excellent outside entertaining facility with bar adjacent and brick built BBQ, pathway leading to far rear







whilst the remainder is laid to established lawn, outside power points, fencing to borders, timber summerhouse/shed, outside lighting, outside tap, side access to front via timber gate.

**Front Garden** \ Large block paved driveway providing ample off street parking.



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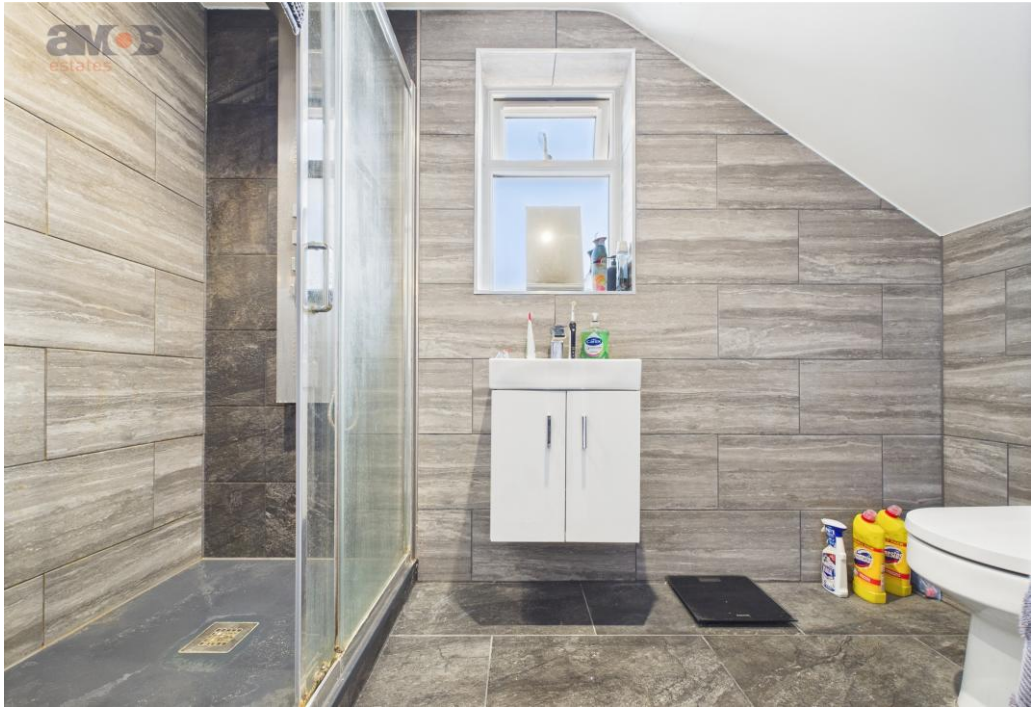
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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