



Westleigh Avenue  
Leigh-On-Sea, SS9 2LF  
Price Guide £575,000

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## ARE YOU LOOKING FOR A HOME IN THE WESTLEIGH SCHOOL CATCHMENT AREA?

GUIDE PRICE £575,000 to £600,000

Turners are excited to present this wonderful double fronted property offering four bedrooms, family bathroom, shower room to top floor, separate lounge, kitchen/breakfast room leading through to the dining area and a beautiful established over 100ft rear garden, plus off street parking. Only a short walk to Leigh Broadway and Mainline Station. Being offered with no onward chain. Call us on 01702 710 555 to arrange a viewing.

### Entrance/Hallway

Commencing with block paved driveway with space for one to two vehicles, leading to the main entrance with a UPVC double glazed door and two opaque double glazed windows to either side, this opens to the hallway with textured ceiling, cornice coving, picture and dado rails. stairs leading to first floor. Storage cupboard and a base of stairway, wall mounted radiator and door leading to..

### Lounge/Dining Room

23'9" x 14'11" into bay, 16'6" other bay (7.24m x 4.55m into bay, 5.03m other bay)

Large lounge/dining room spanning the width of the property featuring cornice coving, picture rails, double UPVC double glazed bays windows to the front aspect, wall mounted radiator and carpet to floor.



### Bathroom

9'2" x 6'8" (2.80 x 2.04)

Consisting of a four piece suite including panel bath with shower over, hand basin on pedestal base, bidet and low level toilet, Opaque UPVC double glazed with to side, wall mounted heated towel rail with carpet to floor.



### Family Room

13'11" x 12'0" (4.26 x 3.66)

Textured ceiling with coving, wall mounted radiator, access to understairs storage, carpet to floor, opening through to the kitchen/breakfast room.



### Kitchen/Breakfast Room

18'9" x 7'2" (5.73 x 2.20)

The Kitchen is fitted with matching wall and base units with complementary work surface and inset one and a quarter composite sink and drainer, built in eye level oven and grill, four ring gas, integral fridge, tiled splash backs, double glazed windows to rear, opening leading to utility room. The breakfast area has ample space for table and chairs, laminate flooring, double glazed sliding doors to rear garden.





#### Utility Room

8'7" x 4'10" (2.62 x 1.48)

Dual aspect double glazed windows to side and rear, countertop to two wall with space and plumbing below for washing machine, space for fridge freezer to on end, tiles to floor.

#### Landing

carpet laid to floor doors to accommodation and airing cupboard, loft access.

#### Bedroom 1

12'7" x 16'4".22'11" into bay (3.86 x 5.07 into bay)

Textured ceiling with coving, UPVC double glaze window to front, wall mounted radiator and carpet to floor.

#### Bedroom 2

10'4" x 14'11" into bay (3.17 x 4.57 into bay)

UPVC double glazed bay window to front, fitted wardrobes with bridging unit between, wall mounted radiator and carpet to floor.

#### Bedroom 3

10'2" x 9'1" (3.11 x 2.78)

Cornice coving, UPVC double glazed window to rear, wall mounted radiator and carpet to floor.

#### Bedroom 4

9'1" reducing to 6'10" x 13'3"at furthest point (2.79 reducing to 2.09 x 4.06at furthest point)

UPVC double glazed window to rear, wall mounted radiator, cornice coving to ceiling and carpet to floor

#### Shower Room

7'7" to furthest point x 7'8" to furthest point (2.33 to furthest point x 2.36 to furthest point)

Three piece shower room comprising of shower cubicle, low level toilet and hand basin set in vanity unit, Tiled walls, UPVC double glazed opaque window to side aspect, wall mounted radiator and carpet tiles to floor.

#### Rear Garden

Commencing with paved patio area with steps down to block paved area leading to side access and outside w/c. block paving continues as path to rear of garden which is mainly laid to lawn with established beds to both side. There are various garden buildings including greenhouse, two sheds (one at either end of garden)

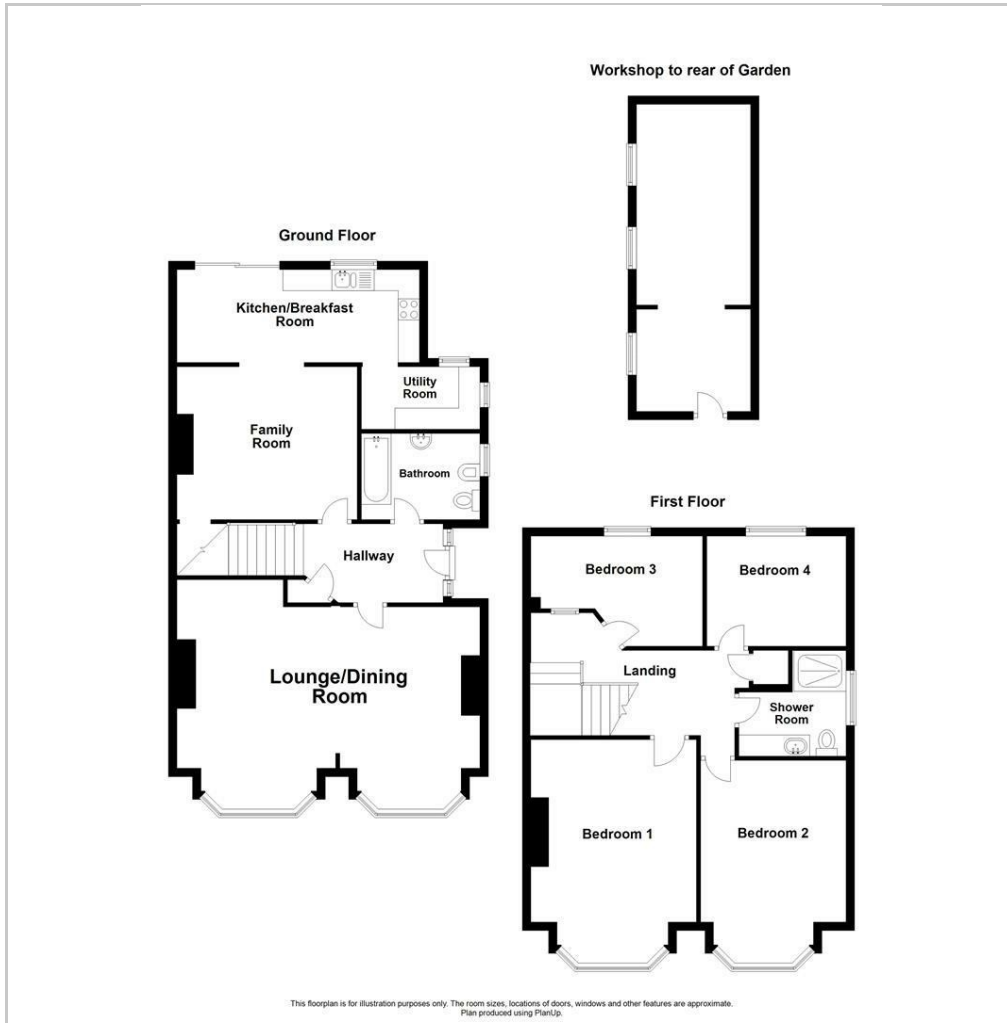
#### Workshop

26'1" x 8'11" (7.97 x 2.73)

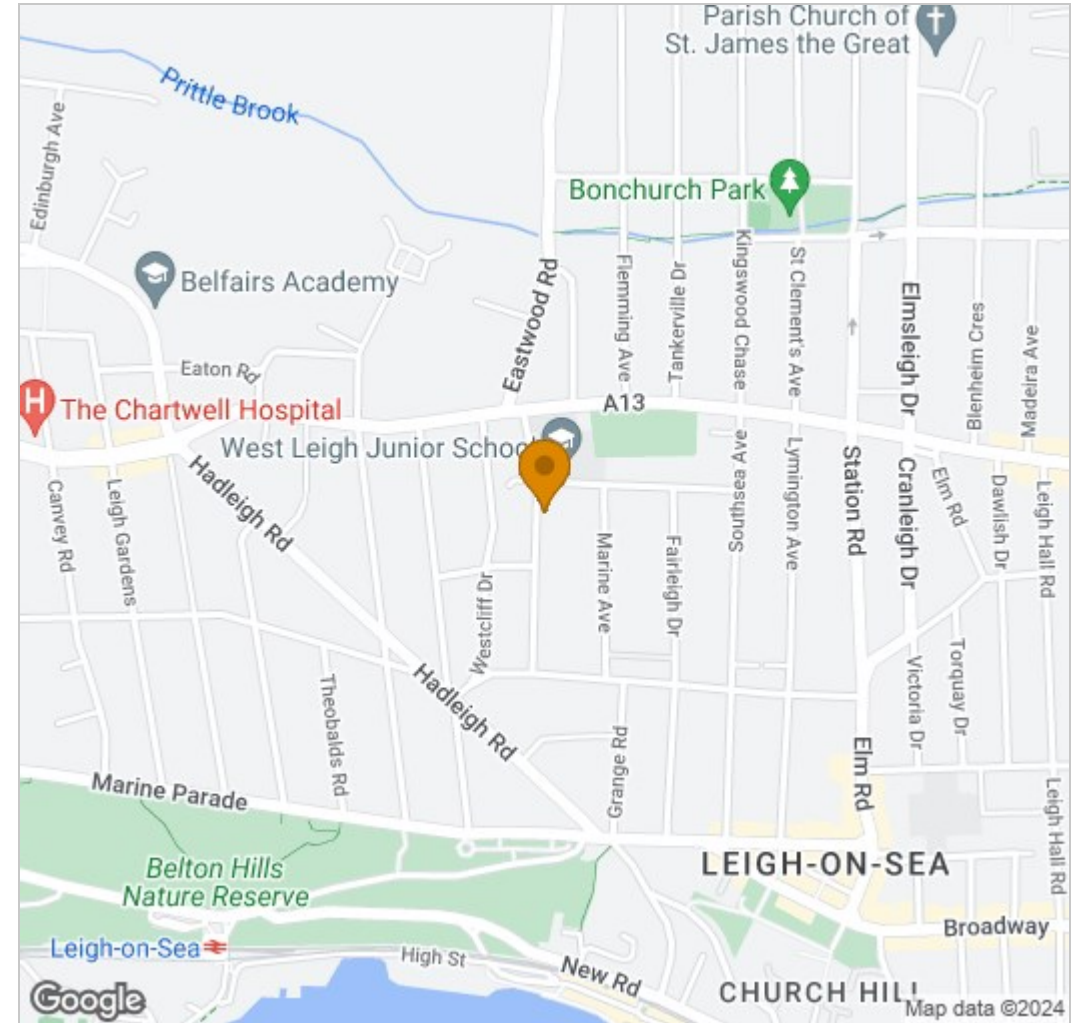
Brick built outbuilding with double glazed windows and tiled roof, currently set up as a workshop which has power and lighting.



## Floor Plan



## Area Map



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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