

**SCOTT &
STAPLETON**

BUXTON AVENUE
Leigh-On-Sea, SS9 3UB
£695,000





BUXTON AVENUE

£695,000

LEIGH-ON-SEA, SS9 3UB

Scott and Stapleton are delighted to offer this detached character property which is in need of modernisation and refurbishment but offers great potential to be an impressive family home.

Located in a quiet and highly desirable location within the popular Highlands Estate and just yards from Belfairs woods & golf course this a fabulous opportunity for a plucky buyer to get stuck in a make a forever home or to develop further into a large detached residence (stpp).

The property current property comprises of 2 reception rooms plus a large full width conservatory, 4 bedrooms, 2 bathrooms & fitted kitchen.

Scott and Stapleton are delighted to offer this detached character property which is in need of modernisation and refurbishment but offers great potential to be an impressive family home.

Located in a quiet and highly desirable location within the popular Highlands Estate and just yards from Belfairs woods & golf course this a fabulous opportunity for a plucky buyer to get stuck in a make a forever home or to develop further into a large detached residence (stpp).

The property current property comprises of 2 reception rooms plus a large full width conservatory, 4 bedrooms, 2 bathrooms & fitted kitchen.

There is also ample off street parking, single garage, workshop & delightful south facing rear garden backing directly on to Prittle Brook.

Located within the popular West Leigh Schools catchment area and offered with vacant possession & no onward chain, an early internal inspection is advised.



Accommodation comprises

Glazed entrance door leading to entrance porch.

Entrance porch

3.48m x 0.81m (11'5 x 2'8)

Windows to front & side. Tiled floor. Glazed panelled entrance door leading to entrance hall.

Entrance hall

3.25m x 1.88m (10'8 x 6'2)

Lead light window to front. Stairs to first floor with understairs storage, radiator, 2 wall light points.

Ground floor shower room

2.18m x 0.91m (7'2 x 3')

Obscure UPVC double glazed window to side. Suite comprising of low level WC, wash hand basin & corner shower cubicle with electric shower. Part tiled walls, radiator, extractor fan.

Lounge

4.45m x 3.48m (14'7 x 11'5)

UPVC double glazed lead light bay window to front. Radiator.

Dining room

5.41m x 3.48m (17'9 x 11'5)

Crittall French doors with adjacent windows to rear in to conservatory, further obscure glazed window to side. 2 radiators, 2 wall light points, brick fireplace.

Kitchen

3.20m x 3.28m max (10'6 x 10'9 max)

UPVC double glazed window to side with further window to side. Basic range of base & eye level units with electric oven, microwave, gas hob, spaces for washing machine & fridge/freezer. Roll edge worktops with inset sink unit and mixer tap, tiled splashbacks, radiator. Opening to morning room.

Morning room

3.28m x 2.59m (10'9 x 8'6)

Crittall French doors with adjacent window to rear in to conservatory, Radiator, base & eye level units with worktops & tiled splashbacks.

Lean to/conservatory

6.32m x 3.45m (20'9 x 11'4)

Glazed french doors to rear on to garden, windows to rear & side. Tiled floor, power & light.

First floor landing

3.35m x 3.40m (11' x 11'2)

Window to side. Eaves storage cupboard, llarge airing cupboard with Vaillant boiler & foam lagged cylinder, radiator, loft access.

Bedroom 1

4.47m x 3.48m (14'8 x 11'5)

UPVC double glazed lead light bay window to front. Fitted wardrobes to 1 wall, radiator.

Bedroom 2

3.25m x 2.51m (10'8 x 8'3)

UPVC double glazed window to rear. Radiator.

Bedroom 3

3.48m x 2.92m (11'5 x 9'7)

UPVC double glazed bay window to rear. Radiator.

Bedroom 4

2.51m x 2.18m (8'3 x 7'2)

UPVC double glazed window to side. Radiator.

Bathroom

1.98m x 1.93m (6'6 x 6'4)

Obscure glazed window to side. Panelled bath, sink in vanity unit. Part tiled walls, radiator, extractor fan.

Separate WC

1.65m x 0.71m (5'5 x 2'4)

Obscure window to side. Low level WC, wall mounted wash hand basin.

Externally

Crazy paved driveway providing off street parking for numerous vehicles leading to attached garage. Mature tree & shrub borders.

Garage

Double length garage with up & over door to front. Courtesy door to rear, power & light.

Rear garden

Approx. 60' rear garden backing on to Prittle Brook. Large full width patio, large well tended lawn with mature tree, shrub & flower borders.

