

**SCOTT &
STAPLETON**

LEIGHTON AVENUE
Leigh-On-Sea, SS9 1PY
£500,000





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Scott & Stapleton are delighted to offer for sale this charming end terrace character property situated in the highly desirable location south of London Road.

This super property has been well maintained by the present vendor and benefits from good size accommodation including 3 good size bedrooms, family bathroom, 2 reception rooms, fitted kitchen plus UPVC conservatory.

There is also the added benefit of a delightful and secluded rear garden with a useful home office/outbuilding & OFF STREET PARKING for two cars to the front.

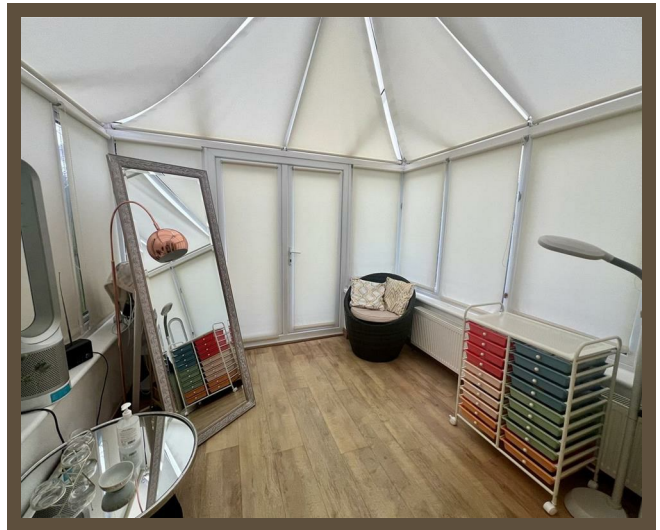
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Located within the popular North Street Schools catchment area and walking distance of Leigh Broadway & stations. Being offered with no onward chain and priced for a quick sale an early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Accommodation comprises

Original wooden entrance door with obscure glazed inset leading to entrance hall.

Entrance hall

4.42m x 1.63m (14'6 x 5'4)

Obscure glazed windows to front. Stairs to first floor with understairs storage cupboards housing meters with light/power. Wooden flooring, dado & picture rails, radiator, coved & textured ceiling with ceiling rose. Part panelled/part glazed doors to all rooms.

Lounge

4.78m x 3.48m (15'8 x 11'5)

Large UPVC double glazed bay window to front. Feature Victorian style fireplace with open fire, cast iron back with original tiles, wooden mantle & brick hearth, radiator, dado & picture rail, coved ceiling with ceiling rose, two wall light points.

Dining room

3.86m x 3.15m (12'8 x 10'4)

UPVC double glazed french doors to rear on to conservatory. Victorian style cast iron fireplace, dado & picture rails, coved ceiling with ceiling rose, radiator.

Conservatory

3.23m x 2.92m (10'7 x 9'7)

UPVC double glazed to three sides with French doors on to rear garden. Radiator.

Kitchen

2.95m x 2.01m (9'8 x 6'7)

UPVC half double glazed door on to rear garden with adjacent UPVC double glazed window to rear. Galley style fitted kitchen with base & eye level units. Spaces for fridge, freezer, washing machine, dishwasher & gas oven. Wood effect worktop with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, ceiling spotlights, wall mounted boiler (not tested) in cupboard.

First floor landing

2.87m x 1.88m (9'5 x 6'2)

Original lead light window to side. Loft access, dado & picture rails. Ample room for staircase to loft extension if required (stpp). Panelled doors to all rooms.

Bedroom 1

4.78m x 3.40m (15'8 x 11'2)

Large UPVC double glazed bay window to front. Radiator, picture rail.

Bedroom 2

4.17m x 3.10m (13'8 x 10'2)

UPVC double glazed window to rear. Large built in cupboard, radiator, picture rail.

Bedroom 3

1.85m x 2.79m increasing to 3.43m (6'1 x 9'2 increasing to 11'3)

UPVC double glazed window to front. Radiator, picture rail.

Bathroom

1.91m x 1.30m (6'3 x 4'3)

Obscure UPVC double glazed window to rear. Panelled bath with electric shower over, wash hand basin in vanity unit with cupboard below. Fully tiled walls, lino flooring, radiator, shaver point, ceiling spotlights.

Separate WC

1.70m x 0.74m (5'7 x 2'5)

UPVC double glazed window to side. Low level WC, half tiled walls, lino flooring, radiator, ceiling spotlights.

Front garden

Crazy paved hardstanding providing off street parking for two cars. Remainder being shingled with raised shrub beds & picket fence to front boundary, side gate with access to rear garden.

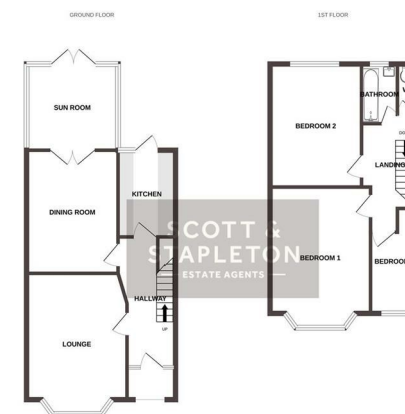
Rear garden

Neat & secluded east facing rear garden extending to approx. 40' with brick patio to immediate rear of property and decked patio to rear of garden. Remainder being laid to well tended lawn with raised shrub beds. Fully fenced, outside lighting & tap.

Home office/outbuilding

2.84m x 1.93m (9'4 x 6'4)

Useful room ideal for home working, gym or storage. UPVC double glazed windows, part glazed door, power & light, large storage cupboards.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		