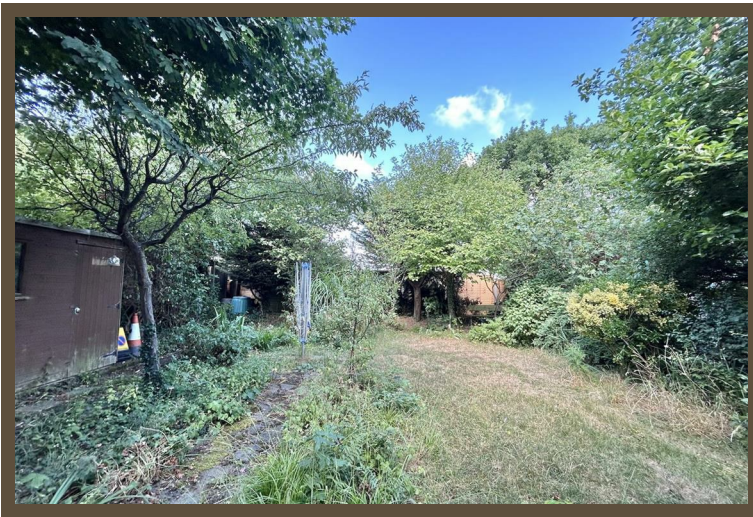


SCOTT &
STAPLETON

FILLEBROOK AVENUE
Leigh-On-Sea, SS9 3NS
£600,000





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This impressive, family home is in need of general modernisation but benefits from spacious accommodation including a large, welcoming entrance hall, 2 reception rooms & kitchen/family room extending to 22's x 10'2. There is also a good size ground floor bathroom whilst the first floor has 3 double bedrooms & the family bathroom.

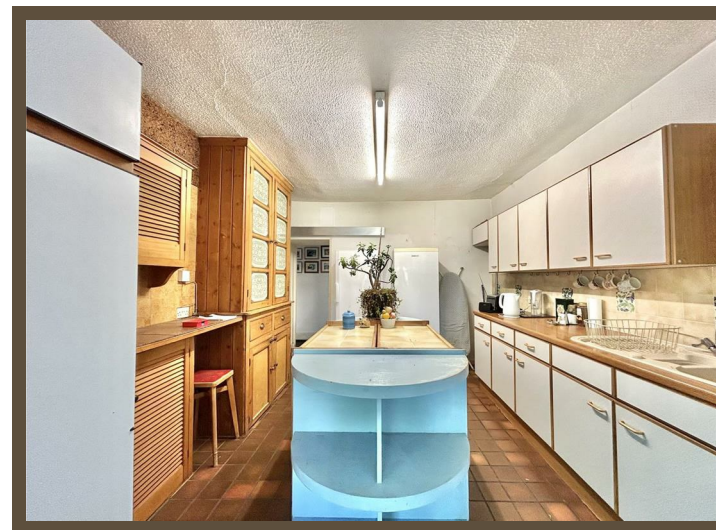
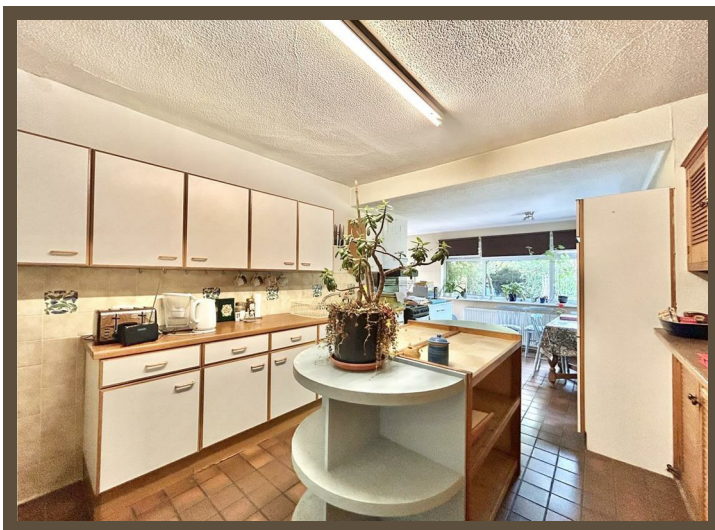
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Outside the property is set well back from the road with an impressive road frontage of approx. 35' plus off street parking leading to an attached single garage. The rear garden backs west, extends to approx. 45' x 35' and is very secluded with an abundance of mature trees.

Located in one of Leigh's most sought after turnings within easy access of all amenities including Chalkwell Park, station, local schools & shops.

Offered with vacant possession & no onward chain this is a great opportunity to add your own 'stamp' to a property and add real value. Located in a highly desirable location an early internal inspection is strongly advised.



Accommodation

Half glazed entrance door leading to entrance porch.

Entrance porch

1.9 x 1.5 (6'2" x 4'11")

Windows to front & side. Obscure glazed door leading to entrance hall.

Entrance hall

3.6 x 3.6 (11'9" x 11'9")

Impressive and welcoming entrance with stairs to first floor & understairs storage. Coved ceiling with ceiling rose.

Ground floor bathroom

2.4 x 1.5 (7'10" x 4'11")

Obscure UPVC double glazed window to side. Walk in bath with shower attachment, low level WC & wall mounted wash hand basin with mixer tap, fully tiled walls, radiator, extractor fan.

Reception room 1

5.5 x 3.8 (18'0" x 12'5")

Large UPVC double glazed bay window to front. 3 radiators, plate rail, wood panelled walls, ceiling rose.

Reception room 2

5.3 x 4.2 (17'4" x 13'9")

UPVC double glazed french doors to rear in UPVC double glazed bay window. 2 radiators, coved ceiling with ceiling rose.

Kitchen/family room

3.1 increasing to 4.7 x 6.8 (10'2" increasing to 15'5" x 22'3")

Large UPVC double glazed window to rear, UPVC double glazed door to side leading to garden. Basically fitted with base & eye level units, various fitted cupboards & island. Large fitted original dresser. Spaces for oven, fridge, freezer, washing machine & dishwasher, worktops with inset one and a quarter bowl sink unit, tiled floor.

Landing

Loft access, fitted cupboard housing Viessman combination boiler (not tested). Panelled doors to all rooms.

Bedroom 1

5.6 x 3.8 (18'4" x 12'5")

Large UPVC double glazed bay window to front. Fitted wardrobes & dressing table, 2 radiators.

Bedroom 2

5 x 3.4 (16'4" x 11'1")

UPVC double glazed window to rear. Fitted wardrobe, picture rail, coved ceiling.

Bedroom 3

3.6 x 2.8 (11'9" x 9'2")

UPVC double glazed window to front. Fitted wardrobe, picture rail, radiator.

Bathroom

2.7 x 1.5 (8'10" x 4'11")

Obscure UPVC double glazed window to side. Panelled bath with mixer tap & shower attachment, pedestal wash hand basin. Part tiled walls, heated towel rail, ceiling spotlights, shaver point. Large eaves storage cupboard.

Separate WC

1.3 x 0.8 (4'3" x 2'7")

Obscure UPVC double glazed window to side. Low level WC, part tiled walls.

Front garden

The property is set well back from the road with an impressive road frontage of approx. 35'. Mature trees & shrubs, shingled driveway providing off street parking leading to garage, pedestrian access to rear.

Garage

5.7 x 2.6 (18'8" x 8'6")

Single attached garage with up & over door to front, courtesy door & window to side, power & light.

Rear garden

Delightful, secluded rear garden with an abundance of mature trees & shrubs. Extending to approx. 35' x 45' & backing west commencing with crazy paved patio with remainder laid to lawn. Fully fenced, outside tap.

