



* £375,000 - £400,000 * 112 FOOT WEST FACING GARDEN * 1ST FLOOR MASTER WITH EN-SUITE * PARKING FOR FOUR * MASSIVE POTENTIAL * HUGE ROOMS * This characterful period chalet-bungalow offers ample interior space with three double bedrooms with two bathrooms, an 'L'-Shape lounge/diner, separate kitchen and a spacious conservatory. Externally, there is parking for four vehicles and to the rear, an impressive west facing garden with various outbuildings. Amenities and bus links are at the top of the road, there is quick access to the A127, a short drive to Leigh Station and the popular Broadway/Old Leigh and Southend Hospital is local too. For schooling, the prestigious grammar schools of the borough are a walk away, with the Eastwood Primary School and Belfairs Academy both within the catchment area. The property is offered with no onward chain!

- 112 foot long garden
- Master bedroom with en-suite
- Large rooms throughout
- Short drive to Leigh Station and the Broadway/Old Leigh
- Walk to the grammar schools
- Parking for four vehicles
- Huge potential
- Bay fronted period character
- Eastwood Primary School and Belfairs catchment areas
- Amenities and bus links nearby

Oakwood Avenue

Leigh-On-Sea

£375,000

Price Guide



Oakwood Avenue



Frontage

Block paved driveway providing parking for up to four vehicles, side access, fencing to left and right, overhanging front porch with a double glazed obscured aluminium front door and sidelight leading to:

Entrance Hallway

9'8" x 3'11"

Coving, dado rail, radiator, skirting, carpet.

Master Bedroom (First Floor)

22'8" x 12'0"

UPVC double glazed window to side aspect, two radiators, access to en-suite, loft access, eaves storage, two large cupboards.

En-Suite to Master

7'10" x 5'3"

Corner shower cubicle with power shower, partially tiled walls, low-level w/c, pedestal wash basin with chrome taps, radiator, extractor fan, wall-mounted mirrored cupboard, eaves storage, lino flooring.

Bedroom Two

15'7" x 12'8"

Two UPVC double glazed bay windows one to front and one to side aspect, coving, two radiators, dado rail, skirting, carpet.

Bedroom Three

12'6" x 9'0"

UPVC double glazed window to front aspect, double radiator, coving, skirting, carpet.

Bathroom

9'2" x 5'10"

UPVC double glazed obscured window to side aspect, bathtub with chrome mixer tap and shower attachment, partially tiled walls, tiled shower cubicle, double radiator, extractor fan, lino flooring, door to w/c.

W/C

5'11" x 5'0"

UPVC double glazed obscured window to side aspect, pedestal wash basin with chrome taps and tiled splashback, low level w/c, chrome towel radiator, extractor fan, skirting, lino flooring.

Lounge-Diner

24'2" x 12'0" x 23'10" > 8'6"

Double glazed aluminium sliding patio doors giving way to the sun terrace as well as a UPVC double glazed window to side aspect, three double radiators and a further single radiator, coving, dado rail, feature fireplace with exposed brickwork, skirting, carpet, stairs rising to first floor.

Kitchen

11'6" x 8'0"

UPVC double glazed door and window to rear aspect for conservatory access, both wall-mounted and base level kitchen units comprising; sink and a half with chrome mixer tap, free standing four ring burner gas hob and oven with extractor over and tiled splashback, space for under counter appliances, wood effect laminate worktops, coving, skirting, radiator, wood effect laminate flooring.

Conservatory

11'1" x 9'10"

UPVC double glazed French doors and windows all around, two double radiators, skirting, power, tiled flooring.

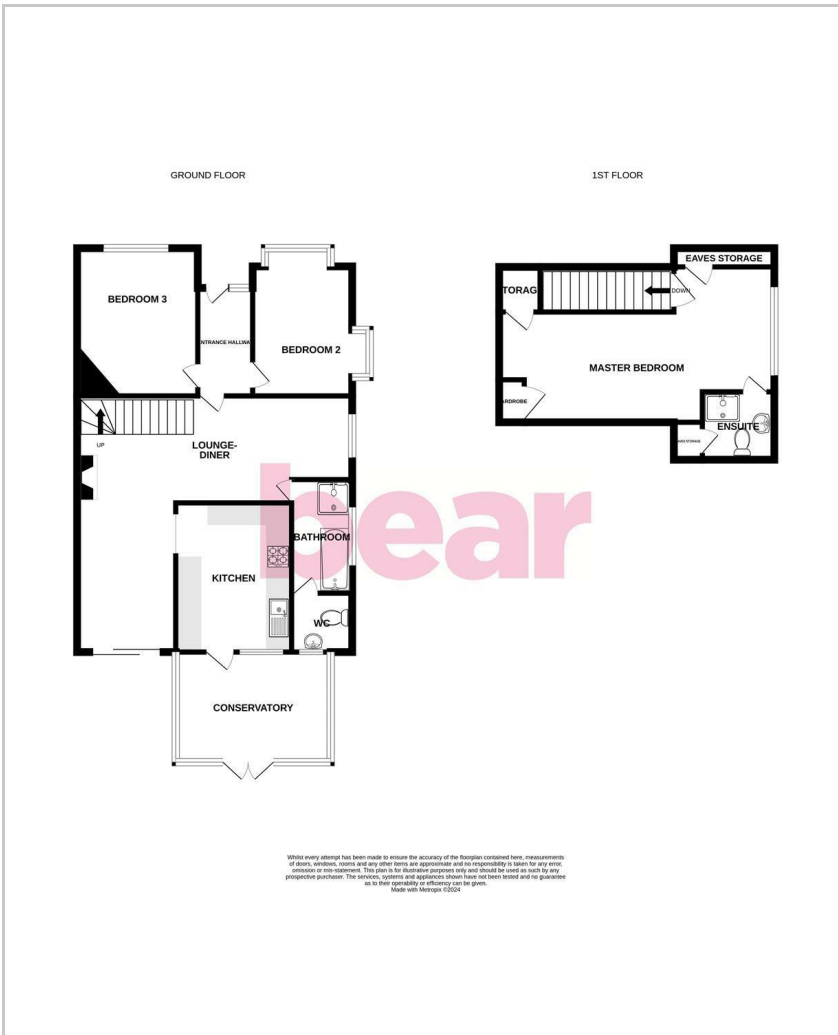
West Facing Rear Garden

367'5"ft long

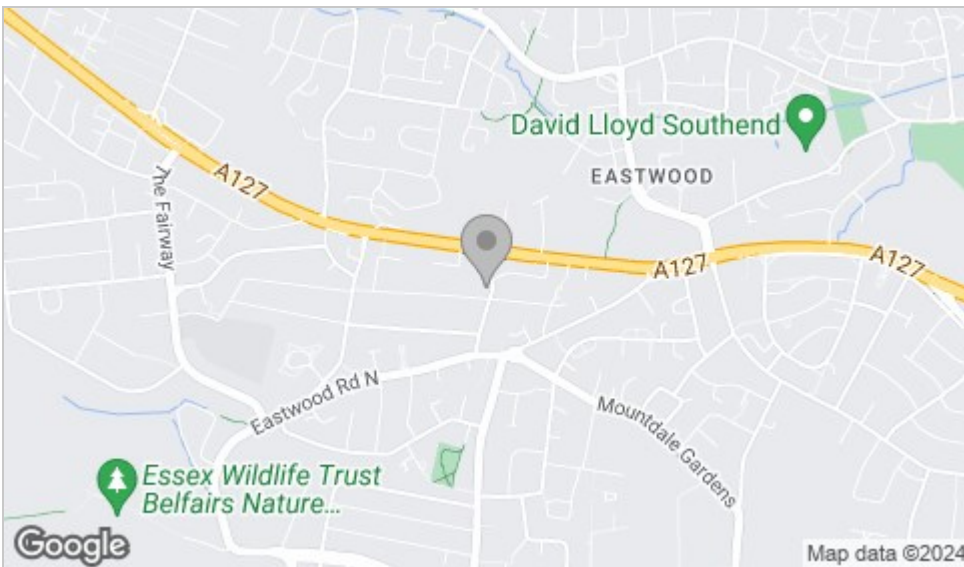
Approximately 112ft long comprising a large lawn area with mature planting borders to left and right, paved pathway leading to the rear of the garden as well as for side access to the front of the property, decked seating area, hardstanding to the rear of the garden, two summerhouses as well as a hardstanding area to the middle of the garden where there is a shed, fenced all around.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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