



* £775,000- £825,000 * Welcome to this stunning semi-detached new build home on St. Clements Avenue in the charming Leigh-on-Sea. As you step into the property, you are greeted by a spacious and inviting hallway adorned with elegant Herringbone flooring, setting the tone for the rest of this beautiful house. This property offers a perfect blend of modern design and functionality. The fully fitted kitchen family room is a true highlight, featuring a central island, top-of-the-line Bosch integrated appliances, and bi-folding doors that seamlessly connect the indoor space to the outdoor garden area. Additionally, there is a separate utility room for your convenience. With four double bedrooms spread across three floors, including two en-suites to the larger bedrooms, a stylish family bathroom, and a downstairs WC all finished with exquisite Italian tiles and a crittal touch, this home exudes luxury and comfort. Step outside to discover the generous rear garden, complete with a porcelain tiled patio perfect for al fresco dining or simply relaxing in the sunshine. The side access to the driveway adds to the convenience of this property. Conveniently situated near Bonchurch Park and Waitrose Supermarket, and within walking distance to Leigh Station, Broadway, and Old Town, this home offers not just a beautiful living space, but also a vibrant neighbourhood to explore and enjoy. Don't miss the opportunity to make this house your home and experience the best of Leigh-on-Sea living. Contact us today to arrange a viewing and start envisioning your life in this wonderful property.

- Brand new build home with 10 year warranty
- Two en-suites, family bathroom in crittal finish and a downstairs w/c all with italian tiles
- Driveway for two large vehicles
- Separate utility room
- Short walk to Leigh station, The Broadway and Old Town
- Four double bedrooms
- Large landscaped rear garden
- Stunning Italian kitchen family room with bi-folding doors onto garden
- Formal front lounge with feature inset lighting
- Stones throw from Bonchurch Park and Waitrose Supermarket

St. Clements Avenue

Leigh-on-Sea

£775,000

Price Guide



St. Clements Avenue



Frontage

Block paved driveway for at least two large vehicles with laurels dividing next doors driveway, side access to the rear garden, access to:

Entrance Hallway

18'3" x 6'8"

'Adastra' sound-system with Bluetooth speakers on the whole of the ground floor, smooth ceiling with inset spotlights, composite entrance door to the front, carpeted stairs to the first floor with understairs storage, Karndean design flooring.

Lounge

15'7" > 12'4" x 11'9"

Smooth coved ceiling with inset lighting, double glazed sash windows to the front, pendant light, double glazed windows to the front, Karndean design flooring.

Downstairs W/C

6'1" x 4'9"

Smooth ceiling with inset spotlighting and an extractor fan, wall hung vanity unit wash basin, wall hung low-level w/c, part tiled walls, tiled floor.

Kitchen/Family Room

19'2" x 18'11"

Smooth ceiling with inset spotlights and inset speakers, three pendant lights over the center island, kitchen comprising of; floor to ceiling and base level units with a center island incorporating a breakfast bar, quartz worktops, pan draws, 600 wine cooler, integrated Bosch combination microwave, integrated Bosch double oven and grill, integrated dishwasher, integrated fridge freezer, double glazed windows to the side, aluminium bi-folding doors to the rear leading out to the garden, karndean design flooring, door to:

Utility Room

6'1" x 6'7"

Smooth ceiling with inset spotlighting and an extractor fan, wall and base level units with quartz worktops, cupboard housing a wall mounted ideal combination boiler, karndean design flooring.

First Floor Landing

13'9" > 8'5" x 12'10" > 7'11"

Smooth ceiling with inset spotlights, carpeted stairs to the top floor, cupboard housing the water tank, radiator, carpet, door to:

Bedroom One/ Bedroom Two

20'11" > 12'10" x 8'9" > 4'5"

Smooth ceiling with inset spotlights, double glazed sash windows to the front, radiator, carpet, space for fitted wardrobes (doors to be chosen by purchaser), door to:

En-Suite Shower Room

5'11" x 5'10"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed windows to the side, walk in shower with a rainfall, head, wall mounted vanity unit wash basin, low level w/c, part tiled walls, tiled flooring, wall hung heated towel rail.

Bedroom Three

11'10" x 11'1"

Smooth ceiling with inset spotlights, double glazed sash windows to the rear overlooking the garden, radiator, carpet.

Bedroom Four

12'0" > 10'2" x 9'9"

Smooth ceiling with inset spotlights, double glazed sash windows to the front, built in double wardrobe, radiator, carpet.

Family Bathroom

9'8" x 5'8"

Smooth ceiling with inset spotlights, obscured double glazed windows to the rear, walk in shower with a rainfall head, low-level w/c, wall hung vanity unit wash basin, free standing bath, fully tiled walls, tiled floor, wall hung heated towel rail, extractor fan.

Second Floor Landing

Smooth ceiling with inset spotlights, carpet, door to:

Bedroom One/ Bedroom Two

14'11" > 11'6" x 13'0"

Smooth ceiling with inset spotlights, double glazed Velux windows to the front, eaves storage cupboard, radiator, carpet, door to:

En-Suite Shower Room

11'1" x 3'6"

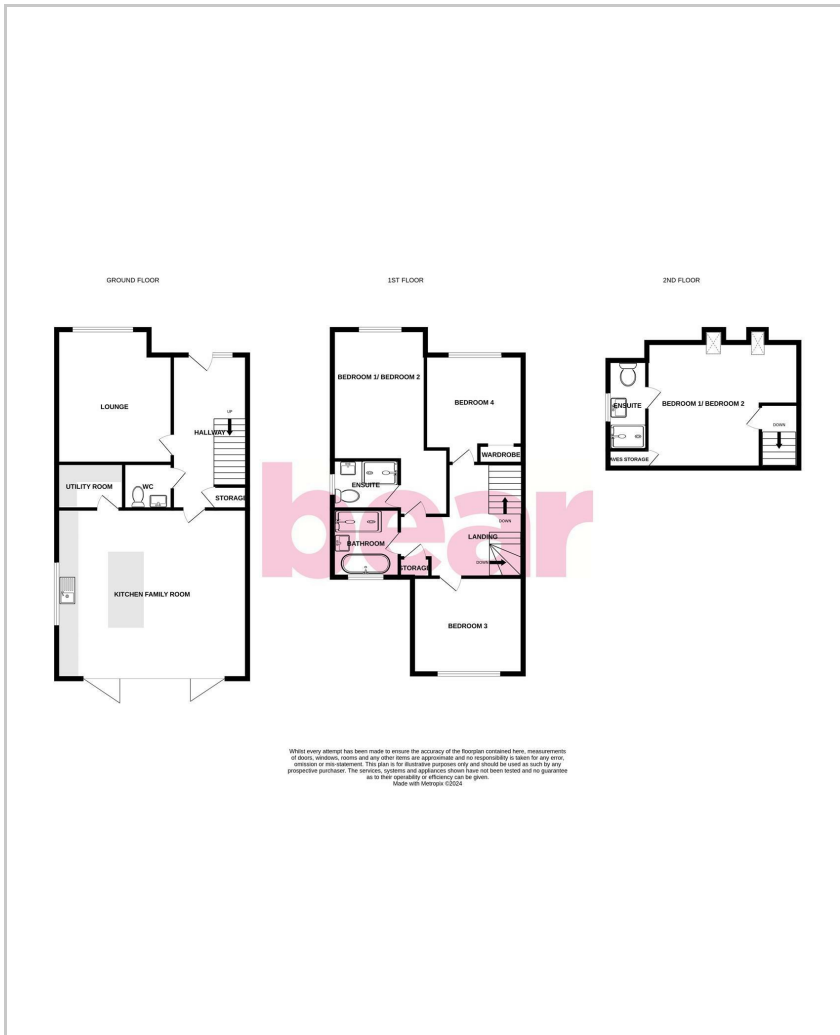
Smooth ceiling with inset spotlights, extractor fan, double walk in shower with a rainfall head, wall hung vanity unit wash basin, low level w/c, obscured double glazed window to the side, part tiled walls, tiled floor.

Large Rear Garden

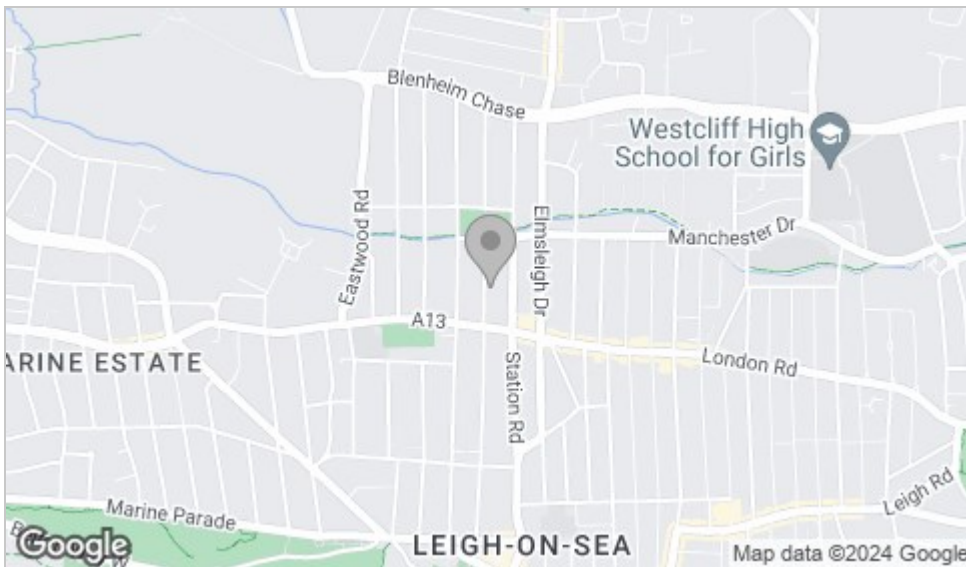
Commences with percaline tiled patio with the remainder laid to lawn, outside tap, side access to the front driveway, outside lighting, outside tap.



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.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

