



SELF BUILD OPPORTUNITY LOCATED IN A ONE OFF LOCATION * PLANS PASSED FOR DOUBLE STOREY EXTENSION * Nestled in the desirable Buxton Avenue of Leigh-On-Sea, this property presents a rare opportunity to own a five-bedroom detached house with immense potential. With plans already approved for a double-storey rear extension, envision the transformation into a luxurious four-bedroom residence boasting three bathrooms and a spacious kitchen family room with a separate utility area. Upon build completion, the property will feature a grand vaulted ceiling entrance hallway, a majestic master bedroom with an en-suite bathroom, and two additional reception rooms complementing the expansive kitchen family room. The estimated value of this upgraded dwelling is £1,250,000. Situated at the end of a highly sought-after road, this home offers unrivalled privacy with a South-facing rear garden and unobstructed views of Belfair's Woods and Golf Course. The serene surroundings make it a haven for nature lovers and golf enthusiasts alike. Don't miss this chance to own a property that combines elegance, potential, and a prime location. Embrace the opportunity to create your dream home in this idyllic setting at Buxton Avenue.

- Five bedroom house that has planning passed for extensive works creating a stunning family home
- Current House: Five bedrooms, one reception room, one bathroom
- Secluded South backing rear garden backing onto brook
- Plans passed for extension with new application in for a complete five bedroom new build
- Leigh Station, Broadway and Old Town within the area
- Driveway for several vehicles and attached garage
- New House: Four double bedrooms, two reception rooms, three bathrooms and a huge kitchen family room with separate utility room
- Unoverlooked from the front and rear
- Doorstep to Belfair's Woods and Golf Course
- West Leigh School and Belfair's Academy Catchment

Buxton Avenue

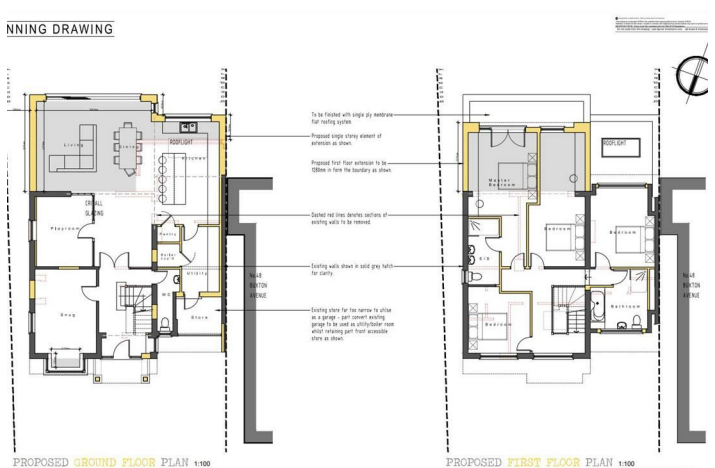
Leigh-On-Sea

£775,000

Price Guide



Buxton Avenue



NEWLY EXTENDED HOUSE:

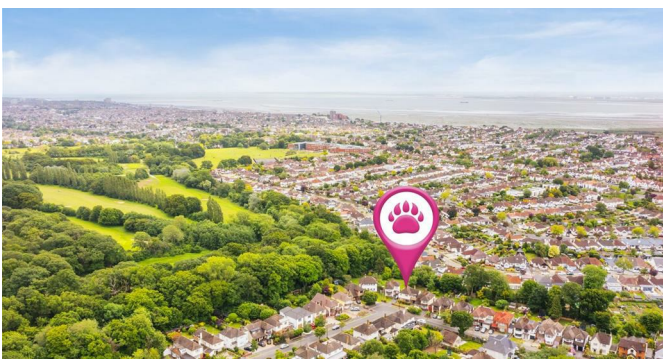
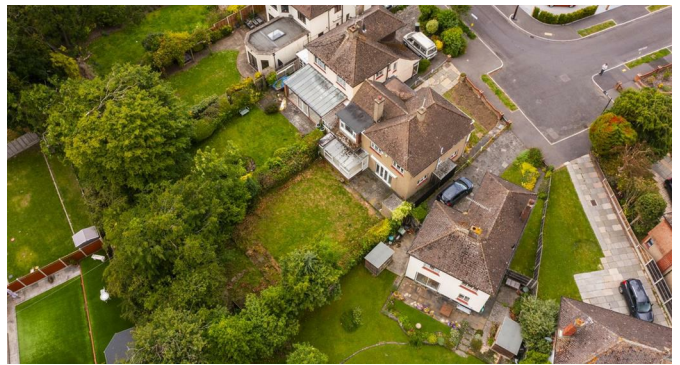
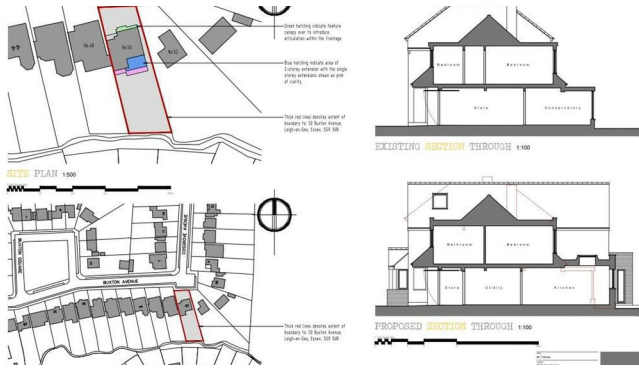
- Frontage**
Parking for at least several vehicles.
- Hallway**
14'4" x 9'10"
- Lounge**
16'8" into bay x 10'5"
- Play/Games Room**
11'11" x 9'6"
- Kitchen Family Room**
29'10" > 19'6" x 27'3" > 15'4"
- Utility Room**
9'1" x 6'4"
- Downstairs WC**
11'2" x 3'10" > 2'5"
- Galleried First Floor Landing**
14'4" x 9'0" plus recess
- Bedroom One**
22'10" x 13'4" > 4'3"
- En-Suite Shower Room**
11'3" x 5'3"
- Bedroom Two**
22'10" x 9'7" > 6'0"
- Bedroom Three**
13'5" x 11'0" max
- Bedroom Four**
11'4" max x 10'6"
- Family Bathroom**
10'2" > 7'1" x 9'9"
- South Backing Rear Garden**
60' approx.
- Garage Store**
7'9" x 6'5"

CURRENT HOUSE:

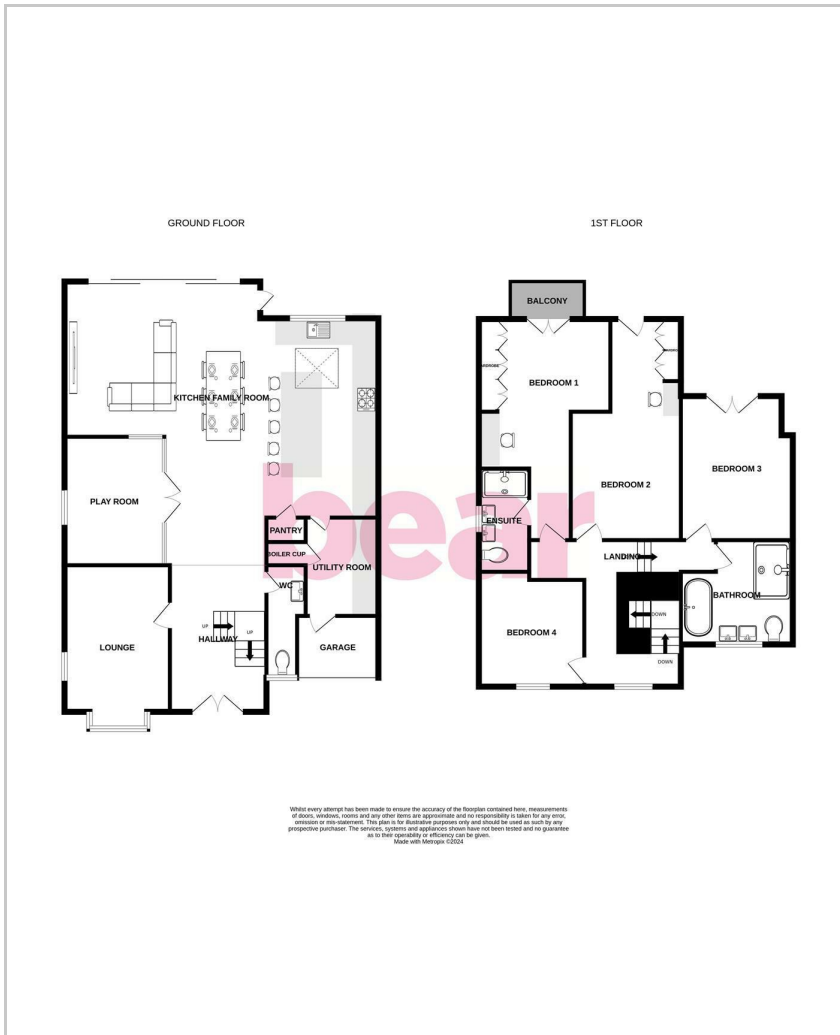
- FRONTAGE:**
Access to garage, side access to rear garden, front garden area, ornamental retaining brick wall to front, driveway for one large vehicle. Upvc double glazed entrance door giving access to:
- ENTRANCE PORCH:**
Full height picture windows to front. Ceramic tiled floor. Fifteen light glazed panelled entrance door to giving access to:
- ENTRANCE HALLWAY:**
Staircase to first floor and landing. Double radiator. Understairs storage cupboard housing meters. Leaded light window to front. Panelled door to
- GROUND FLOOR WC:**
Two piece coloured suite comprising pedestal wash hand basin and low flush w.c., Fully tiled. Double glazed leaded light obscure window to front.
- KITCHEN BREAKFAST ROOM:**

- 14' 4" x 10' 4" (4.37m x 3.15m)
Double glazed leaded light windows to front and side. Bowl and a half colour matched sink unit with mixer taps. Roll edge work surfaces. Built-in four ring ceramic hob with extractor hood over. Built-in double oven. Base cupboards and drawers with matching eye level cabinets. Space and plumbing for washing machine. Double radiator. Upvc double glazed door to side leading to a covered sideways.
- LOUNGE:**
19' 9" x 12' 4" (6.02m x 3.76m)
Upvc double glazed french doors with windows adjacent overlooking rear garden, further Upvc window to side. Feature brick fireplace. Two radiators. Four wall light points.
- CONSERVATORY:**
14' 8" x 13' 6" (4.47m x 4.11m)
Three quarter glazed on brick with windows to rear and side. Half glazed door to side giving access to garden. Personal door to:
- LARGE GARAGE:**
17' 4" x 11' 0" (5.28m x 3.35m)
Up and over door to front. Power and lighting. Personal door to rear.
- FIRST FLOOR LANDING:**
Panelled doors to all rooms. Large walk-in airing cupboard housing wall mounted boiler serving central heating. Entrance to roof space. Radiator.
- BEDROOM ONE:**
13' 7" x 10' 9" (4.14m x 3.28m)
Upvc double glazed window to rear. TV aerial point. Two wall light points. Built-in wardrobe/storage cupboard.
- BEDROOM TWO:**
12' 1" x 10' 9" (3.68m x 3.28m)
Upvc double glazed window to rear. Radiator. Wall light point.
- BEDROOM THREE:**
11' 9" x 8' 4" (3.58m x 2.54m)
Upvc double glazed window to rear. Radiator. Wall light point.
- BEDROOM FOUR:**
10' 5" x 8' 3" (3.18m x 2.51m)
Upvc double glazed leaded light window to front. Radiator. Built-in double wardrobe/storage cupboard.
- BEDROOM FIVE:**
10' 9" x 8' 4" (3.28m x 2.54m)
Upvc double glazed leaded light window to front.
- FAMILY BATHROOM:**
6' 8" x 5' 9" (2.03m x 1.75m)
Upvc double glazed leaded light window to front. Fitted with a two piece coloured suite comprising panelled bath with separate shower over and screen. Pedestal wash hand basin. Double radiator.
- SEPARATE WC:**
Low flush w.c., Double glazed obscure window to side.
- SOUTH FACING REAR GARDEN:**
The Rear Garden has a delightful southerly aspect measuring approx. 70ft in depth and is unoverlooked. Mainly laid to lawn with shrub borders. Fenced to boundaries. Timber garden gate giving access to the front of the property.

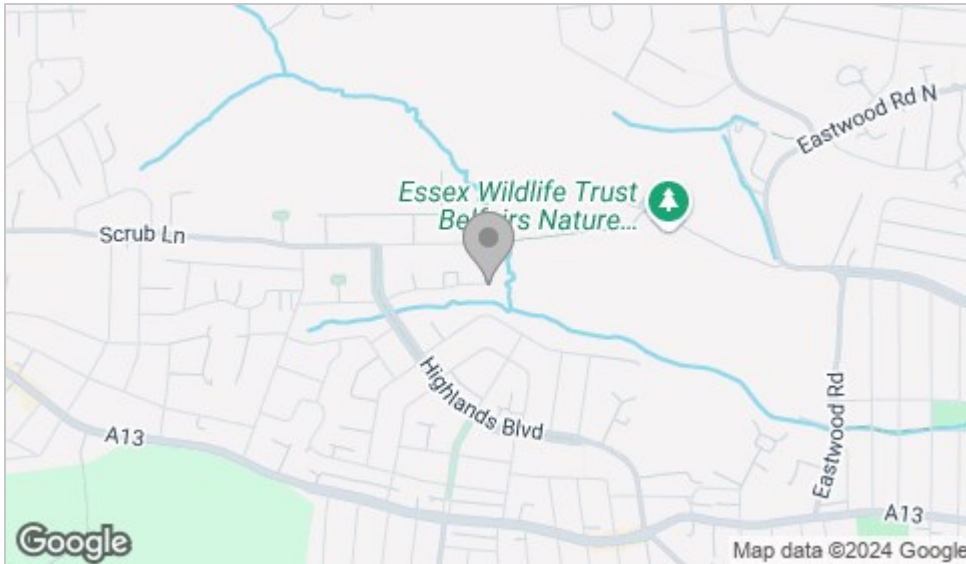
In accordance with Section 21 of the Estate Agents Act we declare that the seller is a director of bear Leigh office.



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.

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

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

Energy Efficiency Graph

