



* £1,000,000- £1,100,000 * EXTRA LARGE SEMI DETACHED HOME * CLEVERLY EXTENDED TO SIDE AND REAR * ALL DOUBLE BEDROOMS * FOUR BATHROOMS * This home has been completely rebuilt, remodelled and refitted throughout to an extremely high standard. The heart of the home is the impressive kitchen family room with inset ceilings with RGB lighting, a centre island and aluminium bi-folding doors opening on to the landscaped rear garden. There is a welcoming entrance hallway with built in storage, two reception rooms and a separate utility and shower room to complete the downstairs. The upstairs offers generously sized bedrooms with newly fitted carpets, two en-suites and a family bathroom. There is a large driveway with car charging points and an integral garage with an electric front door. Located in a prestigious road, this imposing house is a short walk to Chalkwell Station, Park and Beachfront. Leigh Broadway's shopping facilities are also close by.

- Completely renovated and extended semi detached home
- One to two reception rooms plus an impressive kitchen family room
- Separate utility room and downstairs shower room
- Landscaped rear garden
- Short walk to Chalkwell Park, Beach and Station
- Four to five double bedrooms
- Ample parking on driveway and attached integral garage
- Two en-suite shower rooms and a family bathroom
- Beautiful reception hallway
- Leigh Broadway's shopping facilities and Old Town within walking distance

Fillebrook Avenue

Leigh-On-Sea

£1,000,000

Price Guide



Fillebrook Avenue



Frontage

Driveway providing off-street parking for at least three vehicles, electric car charging point, outside power sockets, outside wall lights, access to the garage, small lawn area, steps up to entrance door.

Hallway

16'2" > 10'2" x 8'2"

Smooth ceiling with inset spotlighting, smoke alarm, a built-in clothes horse with coat hangers and drawers, double doors to kitchen/family room, carpeted stairs to the first floor, oak flooring, radiator.

Lounge

14'9" into bay x 13'8"

Double glazed windows to front bay, smooth ceiling with a pendant light, feature fireplace with tiled hearth, oak flooring, radiator.

Reception Room/ Bedroom

12'1" x 11'8"

Double glazed windows to front aspect, smooth ceiling with pendant light, radiator, oak flooring.

Kitchen/Family Room

35'0" up to units x 16'4" > 14'2"

Brand new shaker style kitchen comprising; floor-to-ceiling units, base units, centre island units incorporating a breakfast bar, square edge quartz worktops, quartz upstands, selection of pan draws, floor-to-ceiling fridge, floor-to-ceiling freezer, double larder cupboard, integrated bin storage unit, integrated siemens dishwasher, integrated five ring induction siemens hob with extractor fan above, Franke double inset sink with draining grooves, Quooker tap, smooth ceiling with inset spotlighting, RGB controlled lighting, double glazed window to rear, aluminium double glazed five panel bi-folding doors opening onto the garden, two vertical radiators, oak flooring, storage cupboard.

Utility Room

9'4" x 5'6"

Floor-to-ceiling shaker style units, wall and base level units, square edge quartz worktop with Franke sink and drainer with a Franke tap, space for washing machine, space for tumble dryer, smooth ceiling with inset spotlighting, extractor fan, radiator, tiled floors, door to:

Downstairs Shower Room

9'4" x 5'9" > 2'10"

Smooth ceiling with inset spotlights, extractor fan, walk-in shower with rainfall head, vanity unit wash basin, wall-mounted mirrored cabinet, low-level WC, wall-hung heated towel rail, storage cupboard.

First Floor Landing

Double glazed Velux window to the front aspect, loft hatch, smooth ceiling with two pendant lights, carpet, radiator.

Bedroom One to rear

14'6" x 12'4"

Smooth ceiling with pendant light, double glazed windows to rear aspect, radiator, carpet, door to:

Wet Room Style Shower Room

6'7" x 4'5"

Obscured double-glazed window to rear aspect, walk-in shower with rainfall head and secondary shower attachment, combined vanity unit wash basin and low-level WC, wall-mounted heated towel rail, smooth ceiling with inset spotlighting and extractor fan, tiled walls, tiled floor.

Bedroom Two

15'5" into bay x 13'8"

Double glazed bay fronted window, smooth ceiling with pendant light, two radiators, feature fireplace with tiled hearth, carpet.

Bedroom Three

13'3" into the bay x 9'10"

Smooth ceiling with pendant light, double glazed bay fronted windows, radiator, carpet, door to:

En-Suite Shower Room

9'11" x 3'2"

Obscured double-glazed window to side aspect, walk-in shower with rainfall head, vanity unit wash basin, low level WC, fully tiled walls, tiled floor, mirrored bathroom cabinet.

Bedroom Four

9'11" x 8'3"

Double glazed window to rear aspect, smooth ceiling with pendant light, radiator, carpet.

Family Bathroom

7'1" x 5'10"

Obscured double-glazed window to front aspect, combined vanity unit wash basin with low-level WC, panelled bath with rainfall shower and secondary shower attachment, wall-hung heated towel rail, tiled walls, tiled floor.

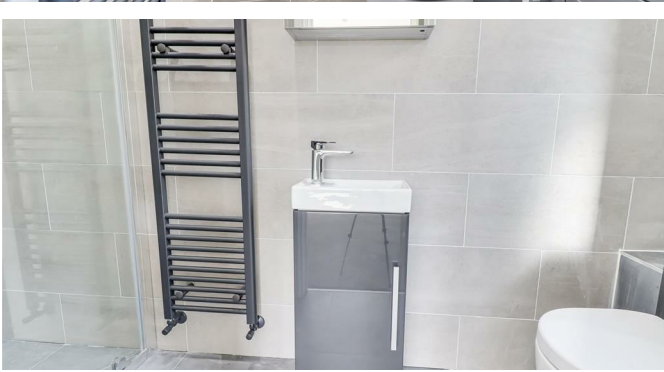
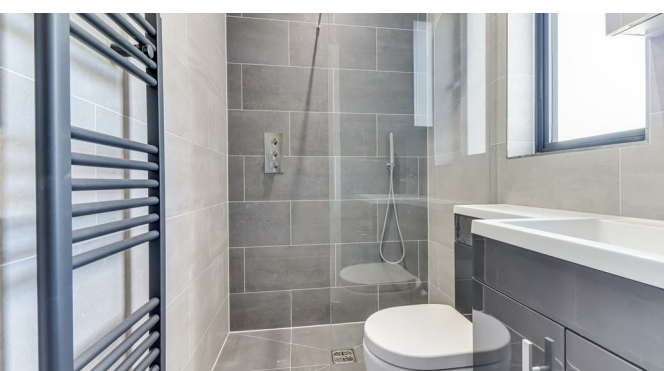
Landscaped Rear Garden

Commences with patio area, remainder laid to lawn with sleeper bed boarders, outside tap, outside power points, outside lighting.

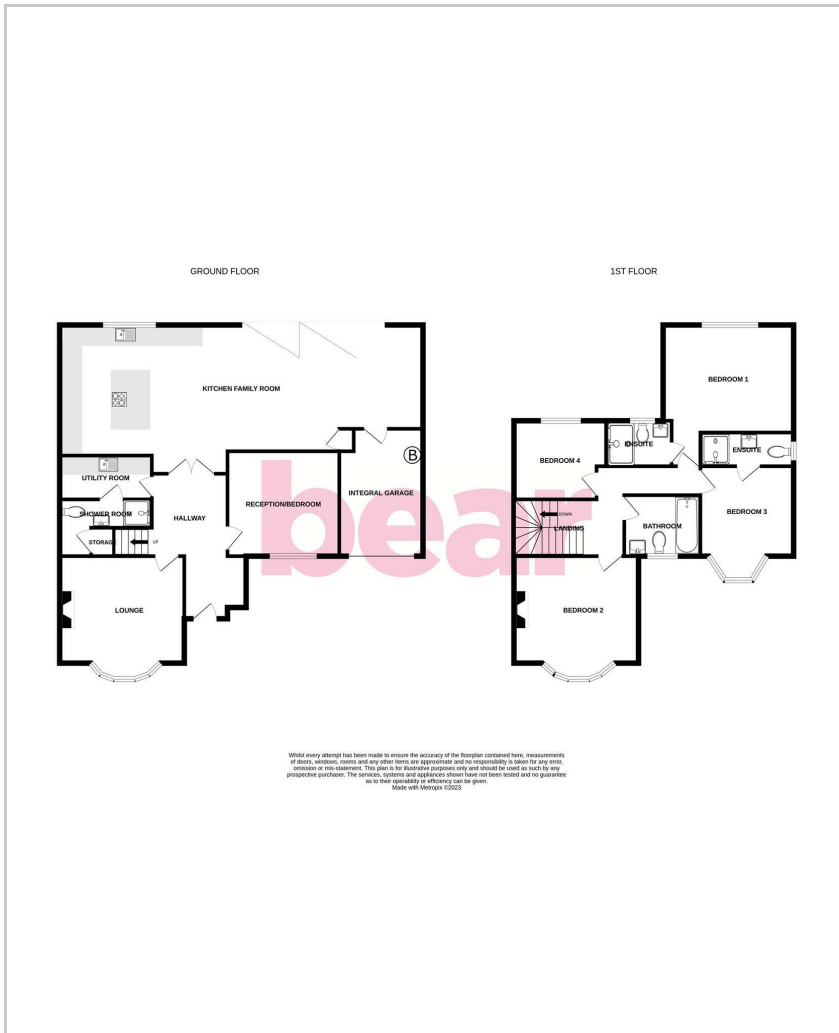
Attached Garage

13'1" x 7'0"

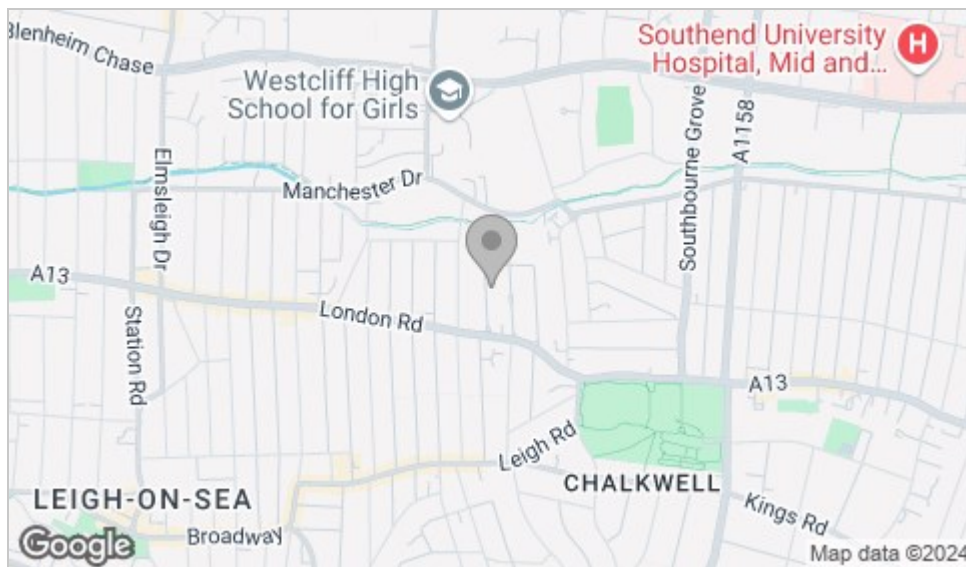
Electric roller door to front aspect, wall mounted ideal combination boiler, water tank, fuse board, radiator, tiled floor.



Floor Plan



Area Map



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	

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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