



* £700,000 - £725,000 * PARKING FOR THREE * SOUTH-FACING GARDEN * SOUTH OF LONDON ROAD * SHORT WALK TO CHALKWELL STATION AND THE BROADWAY/LEIGH ROAD * IMPRESSIVE ROOMS THROUGHOUT AND TWO BATHROOMS * ADDITIONAL LOFT ROOM * This immensely characterful, four bedroom semi-detached house, has space in abundance, ample parking and a sunny south-facing rear garden. The accommodation is comprised of; space for three vehicles on the block paved front drive, a set of original double doors through to the porch, a spacious L-shaped entrance hall with beautiful tiling and access to the downstairs shower room/WC, a bay-fronted lounge with feature fireplace, a sitting room/dining room which flows through bi-folding doors to the conservatory, a bright kitchen-breakfast room and an enviable south-facing garden. On the upper two floors, there are four great-sized bedrooms with a large loft room and a modern three-piece family bathroom. The location will be hard to beat - sitting south of the London Road and only a stone's throw from Chalkwell Station for London commuters, as well as Leigh Road and the Broadway. There are a range of amenities and bus links on the London Road around the corner and Chalkwell Park is at the bottom of the road, with the beachfront not far either. For schooling, The preferred Chalkwell Hall Schools and Belfairs Academy are within the catchment area, with the prestigious grammar schools of Southend in close proximity. This stunning property is available to view now!

- Parking for three vehicles
- Large reception rooms
- Moments from Leigh Road/the Broadway
- Chalkwell Park and amenities/bus links around the corner
- Impressive loft room with sea glimpses
- South-facing garden
- Short walk to Chalkwell Station for London commuters
- Four great-sized bedrooms and two bathrooms
- Huge amount of period character throughout
- Quiet and sought-after location south of the London Road

Sunningdale Avenue

Leigh-on-Sea

£700,000

Price Guide



Sunningdale Avenue



Frontage/Parking

Block paved driveway providing parking for up to 3 vehicles, side access to garden, garden wall and picket fence, original stained glass double doors leading to:

Front Porch

Fanlight window to front aspect, wall tiling, original floor tiling and double glazed aluminium French doors leading to:

Entrance Hallway

L-shaped entrance hall with a carpeted staircase rising to first floor landing with storage cupboard underneath, access to downstairs shower room and W/C, original ceiling rose and cornice, picture rail, radiator, skirting and original floor tiling.

Front Lounge

16'8" x 15'1"

Aluminium double glazed leadlight bay fronted window, feature fireplace with granite hearth, radiator, original ceiling rose and cornice, skirting and carpet.

Dining Room

16'4" x 11'5"

UPVC double glazed bi-folding doors for conservatory access, feature fireplace, original ceiling rose and cornice, decorative archway, radiator, skirting and wooden flooring.

Conservatory

11'10" x 9'3"

UPVC double glazed French doors for garden access as well as double glazed windows to rear and side aspects and a door through to the kitchen, double radiator, skirting and wooden flooring.

Kitchen

19'0" x 9'3"

UPVC double glazed rear bay window, farmhouse style kitchen units both wall-mounted and base level comprising: four ring burner induction hob with extractor hood over, integrated oven, composite sink and drainer with mixer tap, concrete effect laminate worktops with tiled splashbacks, boiler cupboard, space for washing machine, space for dishwasher, space for fridge/freezer, double radiator, skirting and a tiled floor.

Downstairs Shower Room W/C

4'11" x 4'10"

UPVC obscured double glazed window to side aspect, tiled shower cubicle, low-level W/C, towel radiator, wall-mounted wash basin with chrome mixer tap, extractor fan and a tiled floor.

First Floor Landing

UPVC double glazed leadlight window to side aspect, loft access with pulldown ladder, picture rail, skirting and carpet.

Bedroom One

17'1" x 14'10"

Aluminium double glazed leadlight window to front aspect, original cornice, radiator, picture rail, skirting and carpet.

Bedroom Two

16'6" x 11'5"

UPVC double glazed window to rear aspect, radiator, original cornice, picture rail, skirting and carpet.

Bedroom Three

11'1" x 9'3"

UPVC double glazed rear bay window, feature fireplace, recess perfect for a wardrobe, high-level storage cupboard, radiator, skirting and carpet.

Bedroom Four

12'1" x 5'11"

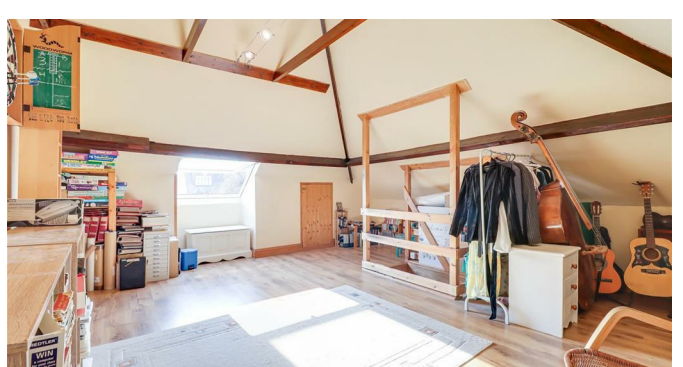
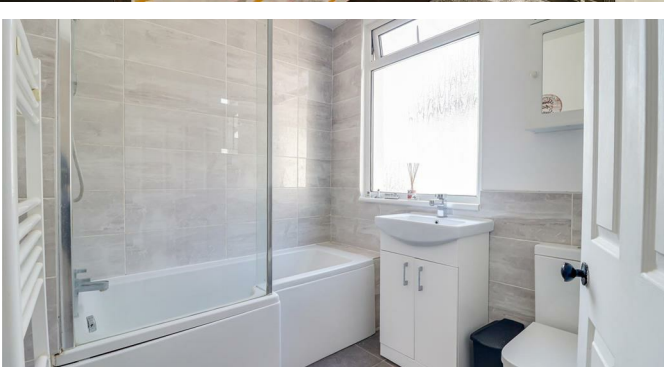
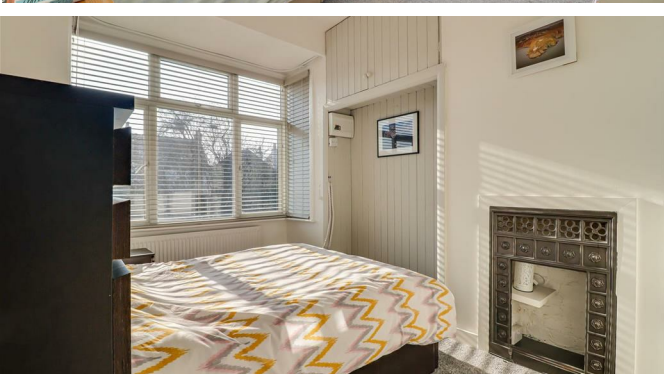
Aluminium double glazed leadlight window to front aspect, feature fireplace, picture rail, skirting and carpet.

Three-Piece Family Bathroom

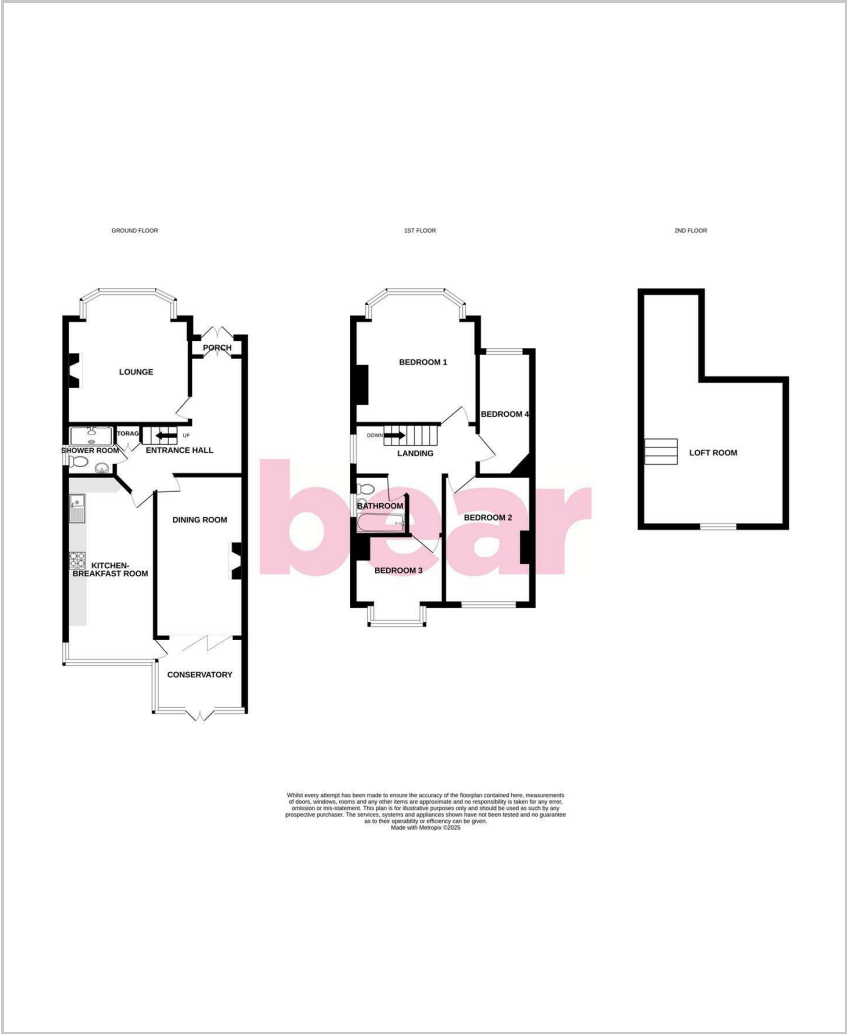
Obscured UPVC double glaze side window, P-bath with drencher head and secondary shower attachment, vanity unit with countertop wash basin and chrome mixer tap, low-level W/C, towel radiator, partial wall tiling and a tiled floor.

South-Facing Garden

Paved patio for seating with side access to front of property and a large lawn area. There are two raised flowerbeds and a rear deck as well as a shed to remain.



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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Energy Efficiency Graph

