



\* £425,000 - £450,000 \* PARKING FOR TWO LARGE VEHICLES \* PRIVATE SOUTH FACING GARDEN \* SHARE OF FREEHOLD \* GROUND FLOOR WITH PRIVATE ENTRANCE \* A WALK AWAY FROM CHALKWELL STATION AND LEIGH BROADWAY \* SOUTH OF LEIGH ROAD \* A stylish ground floor flat with a private entrance, positioned seconds from Leigh Broadway and south of Leigh Road, benefiting from two parking spaces and a private south-facing garden! The accommodation is comprised of; allocated parking for two large vehicles, two entrances including a private one leading to the modern fitted kitchen, a characterful bay fronted lounge-diner, two spacious double bedrooms, a three-piece bathroom suite, a hallway with storage and finally, direct access to the private south-facing garden - perfect for sun worshippers! For schooling, the preferred Leigh North Street and Belfairs Academy are within catchment, with the prestigious grammar schools nearby. Positioned south of Leigh Road with the amenities and bus links of the bustling Leigh Broadway only around the corner and Chalkwell Station for London commuters a short walk away. The Old Town and the beachfront are also a stroll away and this fantastic property is even offered with a share of the freehold - viewings are available now!

- Parking for two large vehicles
- Share of freehold
- Private entrance
- Walking distance to Chalkwell Station and beachfront
- South of Leigh Road
- Private south-facing garden
- Two large double bedrooms
- Ground floor flat
- On the doorstep to Leigh Broadway
- Modern kitchen and bathroom

## Maple Avenue

Leigh-On-Sea

**£425,000**

Price Guide





# Maple Avenue



## Parking/Frontage

Parking for two large vehicles on a hardstanding driveway, side access to the private garden, attractive period frontage with two entrances; a private composite and obscured double glazed door leading directly to the kitchen, or a communal front entrance door.

## Kitchen

10'11" × 9'3"

Modern grey kitchen units both wall-mounted and base level comprising; integrated washing machine, composite sink with drainer and chrome mixer tap, square edged laminate worktops with tiled splashback, space for fridge/freezer, four ring burner gas hob with modern extractor hood over and an integrated oven, pan drawers, modern vertical style radiator, spotlighting, skirting and wood effect laminate flooring with an opening through to:

## Inner Hallway

Built-in understairs storage cupboard, radiator, spotlighting, skirting and wood effect laminate flooring with doors to all rooms.

## Lounge-Diner

15'0" × 11'4"

UPVC double glazed bayfronted window with two stained glass feature windows to side aspect, beautiful feature fireplace with oak surround and granite hearth, two double radiators, ceiling rose with pendant lighting, skirting and wood effect laminate flooring.

## Three-Piece Bathroom

9'8" × 6'0"

Obscured UPVC double glazed window to side

aspect, contemporary bath tub with drencher head and secondary shower attachment, vanity unit with countertop wash basin and matt black mixer tap, WC, towel radiator, extractor fan, spotlighting, floor to ceiling wall tiles and floor tiling.

## Bedroom One

11'8" × 11'2"

UPVC double glazed French doors for direct garden access as well as a UPVC double glazed front window, double radiator, ample space for wardrobes, skirting and carpet.

## Second Bedroom

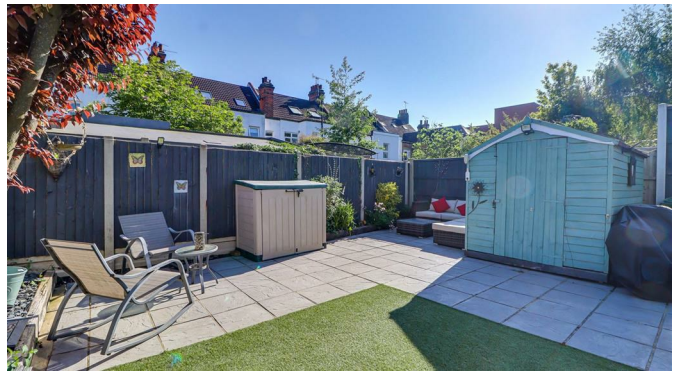
13'8" × 10'4"

UPVC double glazed rear bay which incorporates a door for direct access to the garden, space for wardrobes, ceiling rose, picture rail, radiator, skirting and carpet.

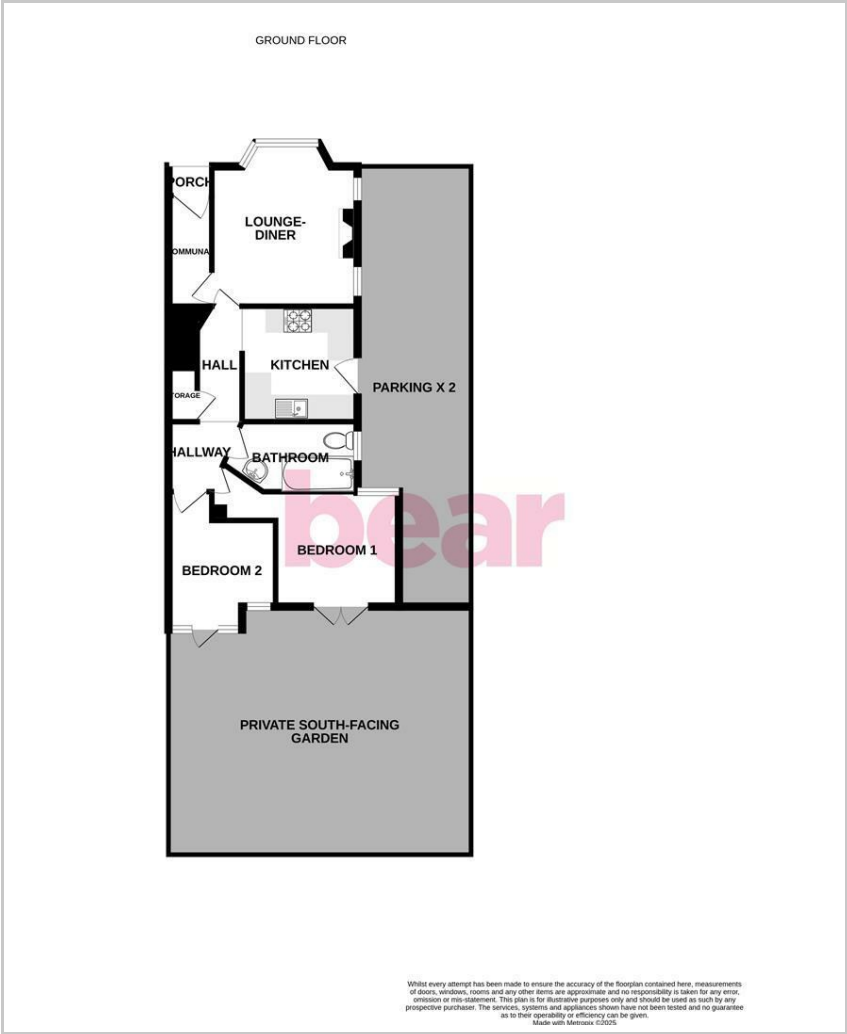
## Private South-Facing Rear Garden

Commences with a composite deck with ample space for seating and dining, low-maintenance artificial lawn with sleeper bed planting border, rear paved patio with more seating space, fencing and side access to the front of the property.

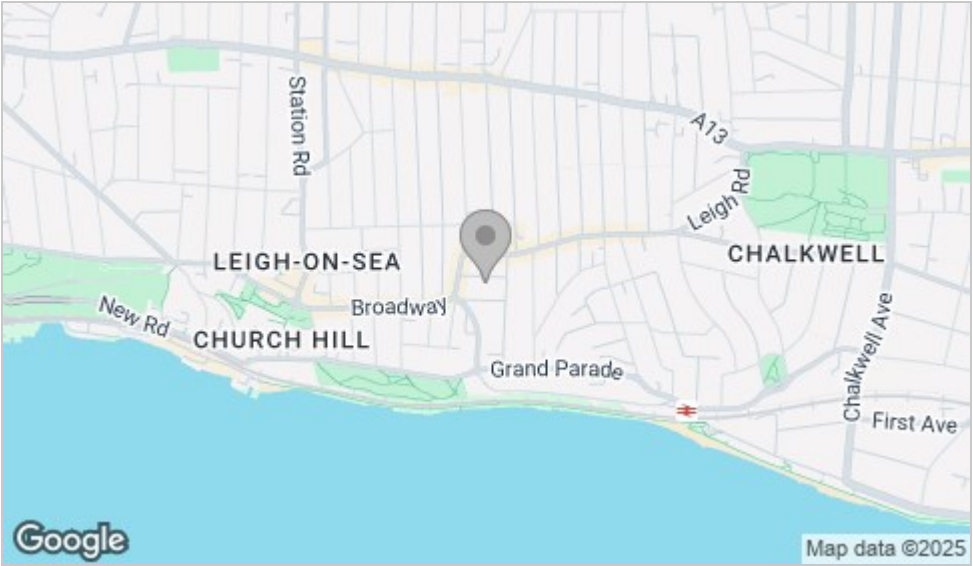




# Floor Plan



# 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

