



Picketts Avenue

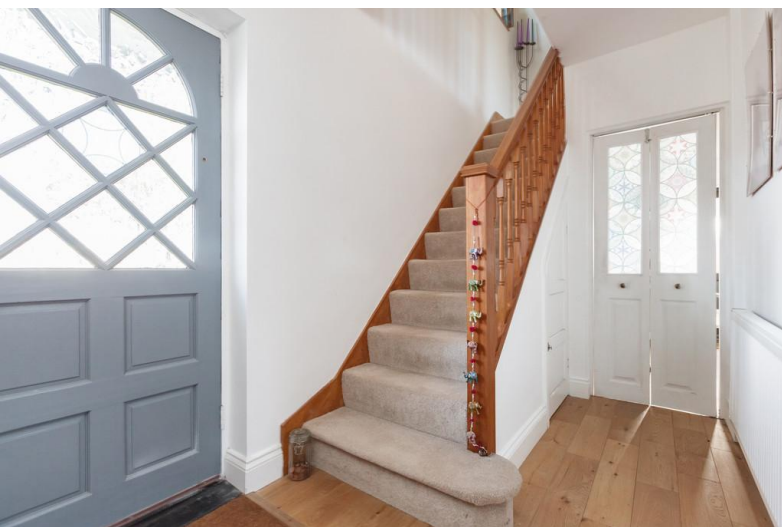
Leigh-on-Sea

- Semi detached house
- Three bedrooms
- Extended kitchen/diner with skylight
- Bi-fold doors to garden



Guide Price £435,000

Hair & Son offer this wonderful family home which has been improved and extended for modern living. With three bedrooms, modern shower room, a stunning open plan kitchen-diner, utility room & wc, landscaped rear garden, off street parking for several cars and convenient for Belfairs Woods and shops.





Hair & Son offer this wonderful family home which has been improved and extended for modern living.

The good size entrance hall provides access into the main living room which has a feature fireplace, a window overlooking the garden and a door into the dining area. Here you will find a good size room that is open plan to the kitchen with Bi-fold doors that open out to the garden and a door to the utility room.

In the kitchen there is an island that provides "breakfast bar" seating and houses a high quality Neff induction hob and extractor. There is a range of other integrated appliances that consist of a Smeg oven with steam facility, an additional Smeg oven & grill with warming drawer, a Smeg microwave, Bosch dishwasher and a wine cooler. There is a sky-lantern above the island that along with the window above the sink to the front provides plenty of natural light.

The utility room looks out to the front and has a door out to the side of the house to a convenient bin storage with a gate out to the front. There are granite worktops, a Butler sink and space for both a washing machine and tumble dryer.

The wc is accessed within the utility room.

Upstairs the landing which has good natural light from the window to the front provides access to the bedrooms with the main bedroom overlooking the rear garden and a built in wardrobe, bedroom two also overlooks the rear and again has a built in wardrobe.

The third bedroom looks out to the front and has stripped wood floors.

The modern shower room has a three piece suite which consists of a double shower, wash basin and wc and is fully tiled with an opening window to the side.

Outside the rear garden is accessed via the dining area and steps onto an immediate patio that then steps up to a pergola covered patio seating area. There is a brick bbq and pizza oven to the rear with the rest of the garden laid to lawn.

To the side of the house and accessed through glazed doors from the garden is a very handy workshop which has power and lighting and doors out to the front. A

To the front of the house there is off street parking for several cars.

Picketts Avenue is conveniently situated for local shops, schools and Belfairs Woods.

ENTRANCE HALL

LIVING ROOM

12' 11" x 12' 9" (3.94m x 3.89m)

KITCHEN/DINER

23' 3" x 17' 1" (7.09m x 5.21m)

UTILITY ROOM

10' 4" x 9' 4" (3.15m x 2.84m)

LANDING

BEDROOM ONE

12' 9" x 11' 5" (3.89m x 3.48m)

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m)

BEDROOM THREE

8' 3" x 8' 2" (2.51m x 2.49m)

SHOWER ROOM

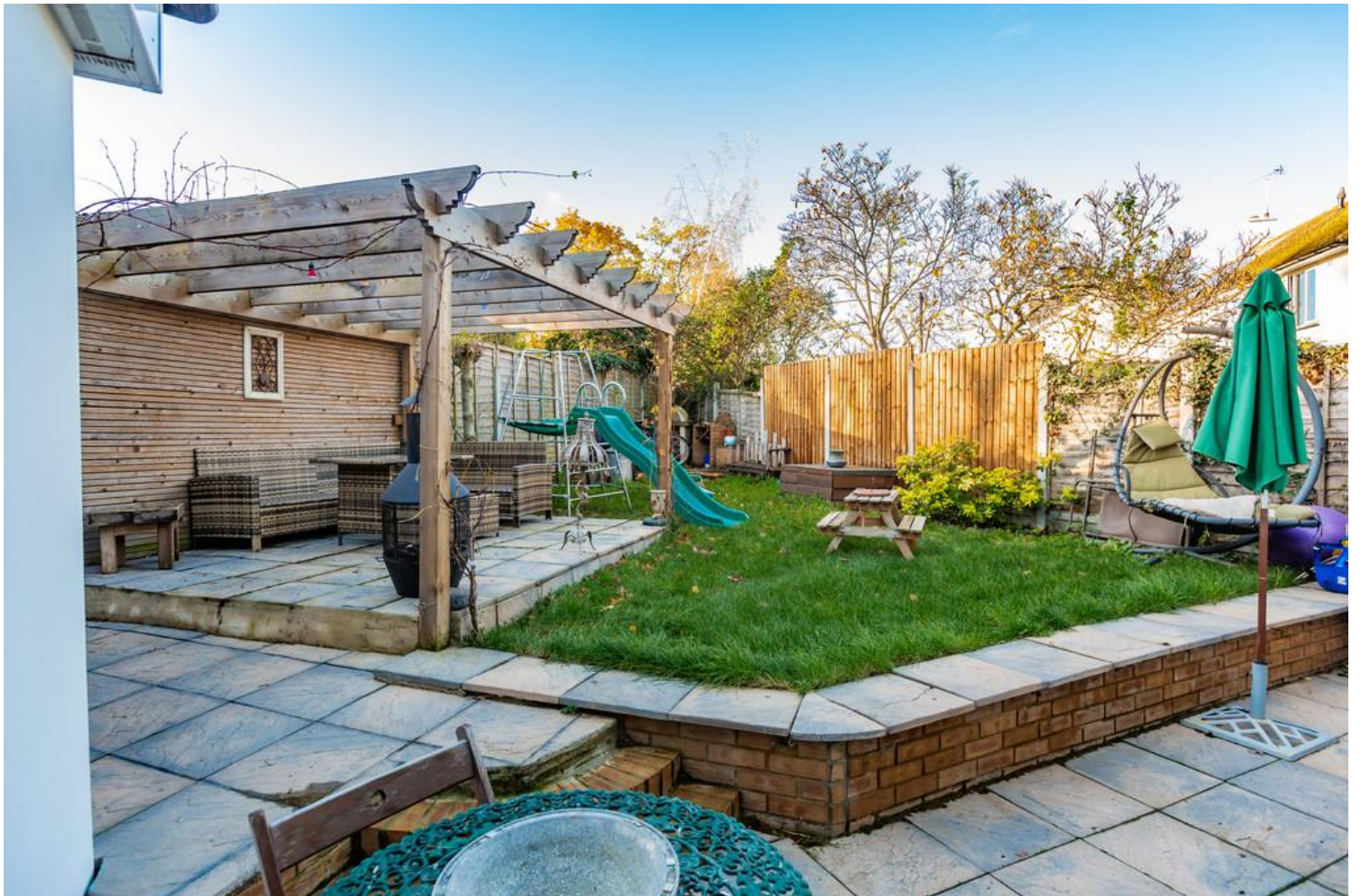
GARDEN

OFF STREET PARKING

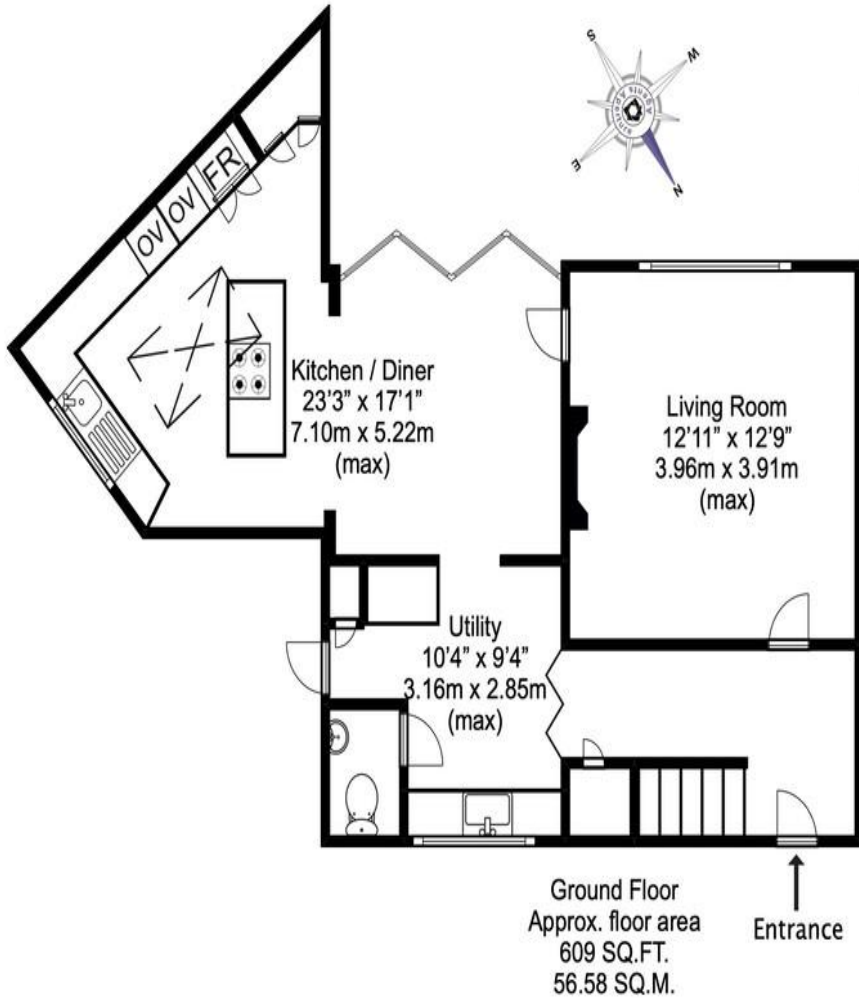
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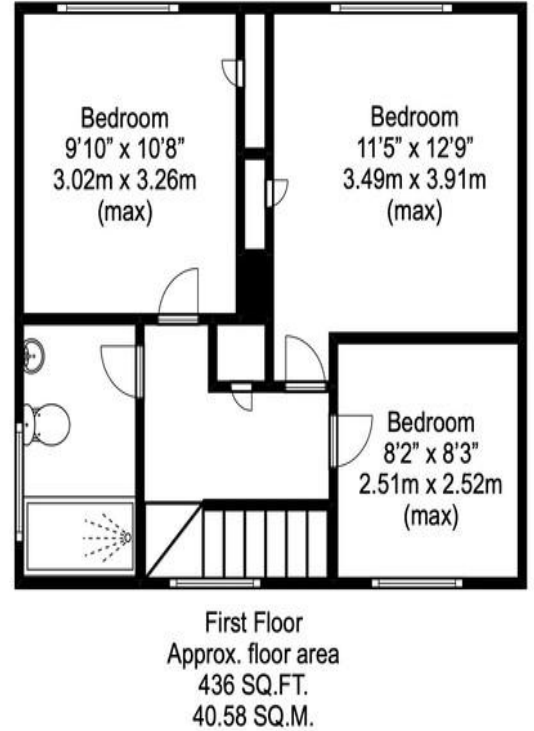








Approx. total
floor area
1045 SQ.FT.
97.16 SQ.M.



Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



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