



- GOOD SIZE GARDEN
- FOUR BEDROOMS
- GARAGE
- LOUNGE

29 Leighwood Avenue, Leigh-on-Sea, SS9 4LF

Guide Price £325,000

OPEN HOME SATURDAY 25TH JANUARY. Call to book an appointment to view. Standing on a GOOD SIZE PLOT with a LARGE REAR GARDEN is this semi detached chalet offering SPACIOUS FAMILY ACCOMMODATION. In need of refurbishment and offered for sale with NO ONWARD CHAIN.



Property Description

ENTRANCE LOBBY

Double glazed entrance door leads to the entrance lobby with windows to the side. Further glazed door leads to the:-

ENTRANCE HALL

Stairs leads to the first floor. Radiator. Thermostat for central heating.

LOUNGE

With a bay window to the front aspect. Double radiator. Hexagonal lead light stained glass window to the side. Wood fire surround with a gas fire.

DINING ROOM

Tiled fireplace with a gas fire. Double radiator. Wall mounted gas fired central heating boiler. Dresser unit with cupboards under. Door with an adjacent window leads to the lean to/conservatory.

KITCHEN

Single drainer sink unit. Cupboards at eye and base level with work surfaces. Space and plumbing for a washing machine. Airing cupboard housing the hot water cylinder. Pantry cupboard. Door with an adjacent window to the side.

CONSERVATORY/LEAN TO

Off the dining room with a door to the garden.

BEDROOM ONE GROUND FLOOR

With a window to the rear. Double radiator.

BEDROOM TWO GROUND FLOOR

Window to the front. Radiator.





BATHROOM GROUND FLOOR

Low level wc hand wash basin and panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the side. Radiator. Half tiled to all visible walls.

LANDING

Access to eaves storage.

BEDROOM THREE

Window to the front. Built in wardrobe cupboard and chest of drawers. Radiator.

BEDROOM FOUR

Window to the front. Radiator. Built in wardrobes and chest of drawers.

GARAGE

Detached approached via a long independent driveway with an up and over door.

REAR GARDEN

This good size rear garden measure in excess of 90' approximately. Neatly laid to lawn with screen fencing and established borders. Shed. Side access to the front.

GENERAL

Tenure Freehold

Southend on Sea City Council

Council Tax band C



Approx Gross Internal Area
98 sq m / 1057 sq ft



First Floor
Approx 21 sq m / 229 sq ft

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Ground Floor
Approx 77 sq m / 828 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements