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Victoria Avenue, SS2 6NL  
3 Bedrooms  
Semi Detached House  
Offers Over £550,000

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## FOR SALE

Victoria Avenue, SS2 6NL

Offers Over £550,000

Don't miss this one ! This beautifully presented, spacious, three bedroom, character, extended, semi detached family house has been modernised to high standard throughout. The substantial accommodation comprises of a large, welcoming reception hall, two good sized reception rooms, modern fitted kitchen diner, utility room and cloakroom on the ground floor with three bedrooms and family bathroom on the first floor. Bi-folding doors downstairs allowing a natural flow into the west facing rear garden, which commences with a large patio area perfect for outside entertaining with a fabulous well stocked rear garden and a further secluded patio area situated at the bottom of the garden. The front there is a block paved driveway providing off road parking which leads to the attached garage. Situated giving great access to the City centre, mainline stations, local transport links and Priory Park.

### Porch

Front door, double glazed sidelights, space for coat rail and shoe rack and solid wood door to:

### Reception Hall

Spacious reception hall, smooth plastered ceiling, stairs rising to first floor, under stairs cupboard, radiator, solid oak flooring and oak doors to rooms.

### Lounge 16' 10" x 12' 10" (5.13m x 3.91m)

Double glazed walk in bay window to front aspect, double glazed window to side aspect, coved cornice and centre ceiling rose, marble feature fireplace with surround and mantle having a contemporary gas real flame fire insert and radiator.

### Second Reception Room 16' 10" x 12' 4" (5.13m x 3.76m)

Accessed from the reception hall by double sliding doors, bi-folding doors across the rear aspect leading out onto the porcelain tiled rear patio and garden, radiator, multi fuel burner to chimney breast with feature mantle above and solid oak flooring.

### Cloakroom

Extractor fan, close coupled WC, wash hand basin and tiled flooring.

### Kitchen Area 10' 10" x 8' 7" (3.30m x 2.61m)

Double glazed window to rear aspect, smooth plastered ceiling with inset down lights, door to walk in pantry, granite work tops with gloss base cupboard and drawer units under, matching wall units over, under with mood lighting, inset sink, granite upstands, integrated dishwasher, fridge, freezer, Stoves oven with five ring gas hob and extractor hood over to remain, wood effect flooring and open plan to:

### Dining Area 12' x 9' (3.65m x 2.74m)

Double glazed bi-folding doors across rear giving access to the patio and garden, smooth plastered ceiling and wood effect flooring.

### Utility room 5' 11" x 4' 9" (1.80m x 1.45m)

Space and plumbing for washing machine and dryer, wood effect flooring and door to garage.

### First floor landing

Double glazed feature window to side aspect, part galleried, smooth plastered ceiling and oak doors off to rooms.

### Bedroom One 13' x 12' 11" (3.96m x 3.93m)

Double glazed windows to front and side aspect, smooth plastered ceiling, wooden mantle and radiator.

### Bedroom Two 12' 6" x 13' 6" (3.81m x 4.11m)

Double glazed window to rear aspect, smooth plastered ceiling and radiator.

### Bedroom Three 13' 9" to back of wardrobes x 7' 7" (4.19m x 2.31m)

Double glazed window to front, coved cornice to ceiling, radiator and fitted wardrobes.

### Family Bathroom 9' 3" x 6' 10" (2.82m x 2.08m)

Obscure double glazed window to rear, smooth plastered ceiling with inset downlights, luxury white suite comprising of double ended bath with centre mixer tap, double width quadrant shower cubicle with thermostatic shower having rainfall and wash down shower heads, inset wash hand basin to vanity cupboard, two ceiling mounted extractor fans, tiling to splash backs and 2/3 height, tiled flooring, radiator and blue tooth speaker.

### Seperate WC

Obscure double glazed window to rear, smooth plastered ceiling with inset downlight and close coupled WC.

### Rear Garden

West facing, commencing with a substantial porcelain tiled patio area perfect for barbecues, alfresco dining and entertaining, pathway then leads to the end of the garden where, nestled behind trees and raised features beds a further secluded substantial patio area and timber storage sheds, the remainder of the garden is beautifully maintained with mature well stocked flower and shrub borders and trees.

### Front garden

Majority block paved providing off road parking, raised shrub beds, access to the ATTACHED GARAGE which has electric up and over door, power and light and houses the domestic boiler.

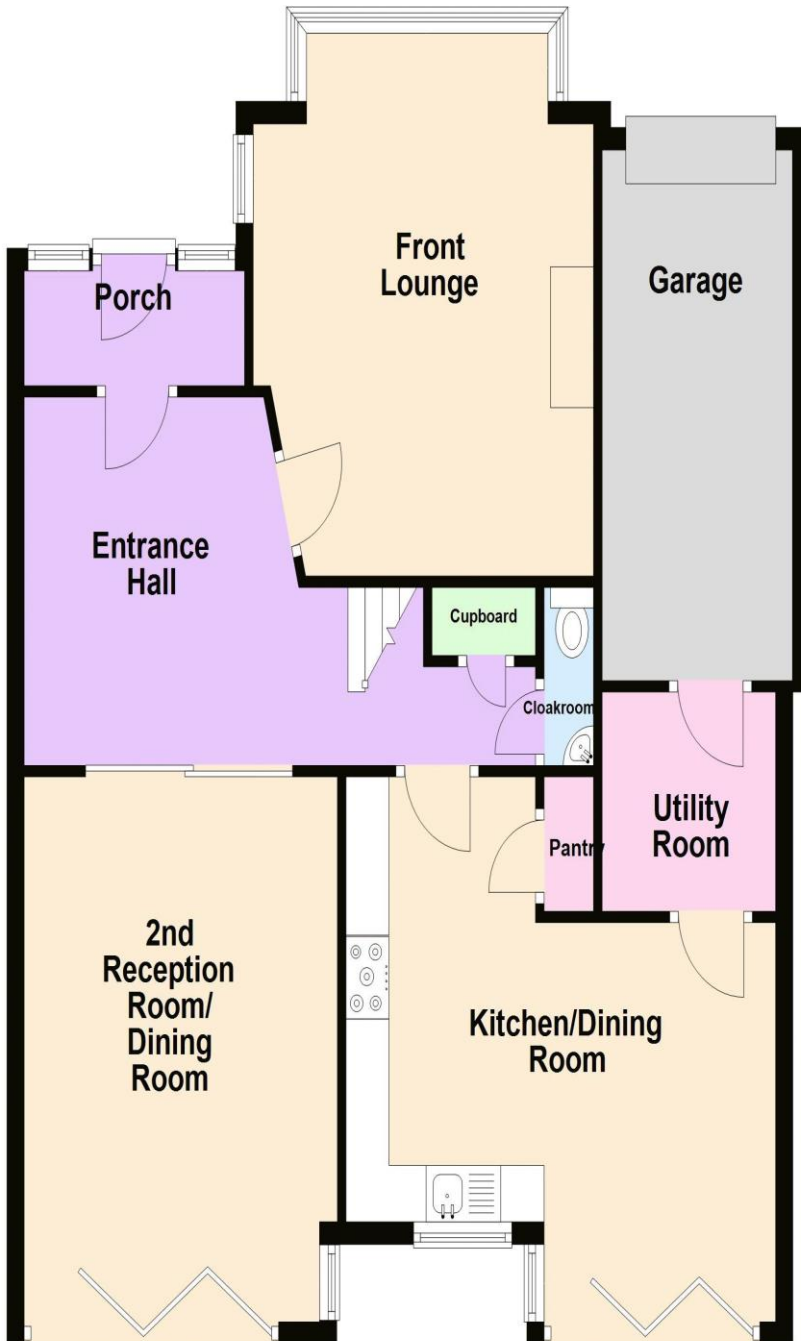
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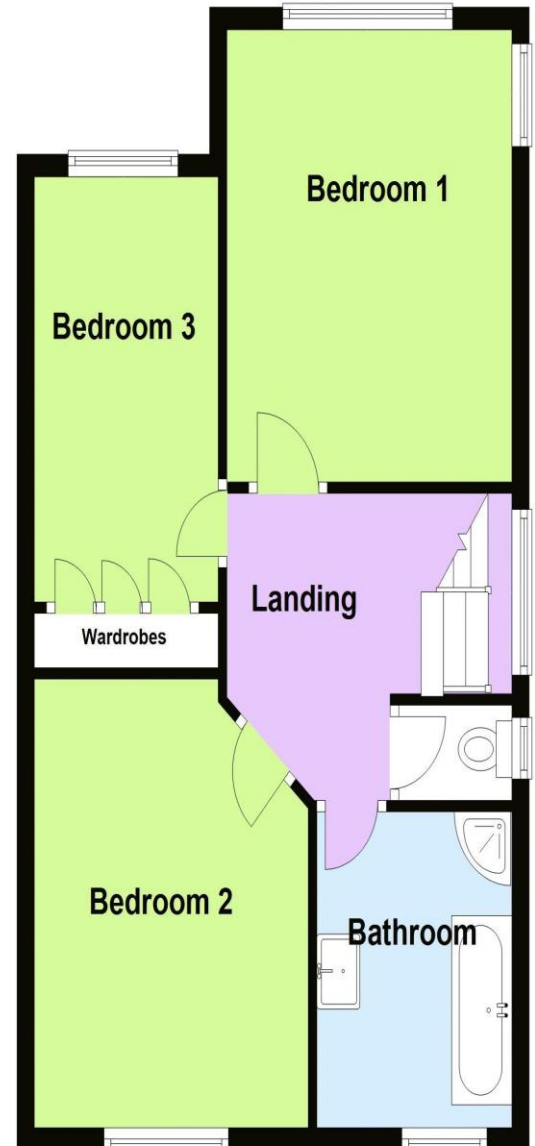
3 BEDROOMS / SEMI DETACHED HOUSE / TWO RECEPTION ROOMS / OFF STREET PARKING

## Floor plans

### Ground Floor



### First Floor



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