

home.

£385,000

Picketts Avenue, Leigh-On-Sea



## 60 Picketts Avenue, Leigh-On-Sea, SS9 4HW

Home Estate Agents are excited to welcome you to this charming semi-detached house located on Picketts Avenue in the sought-after area of Leigh-On-Sea. This property boasts two reception rooms, three bedrooms, and two bathrooms (upstairs bathroom and downstairs W/C), as well as a new boiler and heating system, making it an ideal space for a first-time buyer looking to settle in a lovely neighbourhood.



One of the standout features of this property is the open-plan kitchen diner, perfect for hosting family and friends or simply enjoying a cosy night in. With parking available and a garage, you'll never have to worry about finding a spot after a long day.

Situated on a corner plot, this house offers gardens to the front, side, and rear, providing ample outdoor space for gardening enthusiasts or those who enjoy soaking up the sun. The location of this property is truly excellent with the school catchment areas of Blenheim Primary & Belfairs Academy secondary school as well as offering convenience and a sense of community in the vibrant town of Leigh-On-Sea.

Don't miss out on the opportunity to make this house your home and experience the wonderful lifestyle that comes with living in this fantastic area. Contact us today to arrange a viewing and take the first step towards owning your dream home in Leigh-On-Sea.

### Entrance Hall

Carpet, skirting, pendant light, stairs to first floor, radiator, single glazed window to front, two storage cupboards.

### Lounge 14'01 x 10'1

Carpet, skirting, coving, pendant light, radiator, double glazed window to front.

### W/C

Lino floor, double glazed window to side, sink, toilet, ceiling light.

### Dining Room 11'02 x 9'02

Carpet, two radiators, skirting, coving, double glazed window to rear & side, 2 pendant lights.

### Kitchen 8'10 x 5'11

Lino flooring, skirting, coving, double glazed window to side, space for appliances, roll top counter tops, base & wall cabinets, sink with drainer, pantry cupboard, patio door to rear, two ceiling lights, extractor, tiled splash backs.





**Bathroom 7'08 x 5'09**

lino floor, radiator, part tiled walls, obscure double glazed window to rear, sink, toilet, panelled bath with shower, coving, ceiling light.

**Garden**

patio garden to rear, patio garden to side, access to garage.

**Front**

Corner plot, front garden.

**Garage**

Up and over door.



**Landing**

Hardwood floor, storage cupboard, skirting, loft access, double glazed window to side.

**Bedroom One 11'03 x 10'11**

Carpet floor with hardwood surround, skirting, radiator, storage cupboard, fitted wardrobe, pendant light, double glazed rear window.

**Bedroom Two 12' x 9'06**

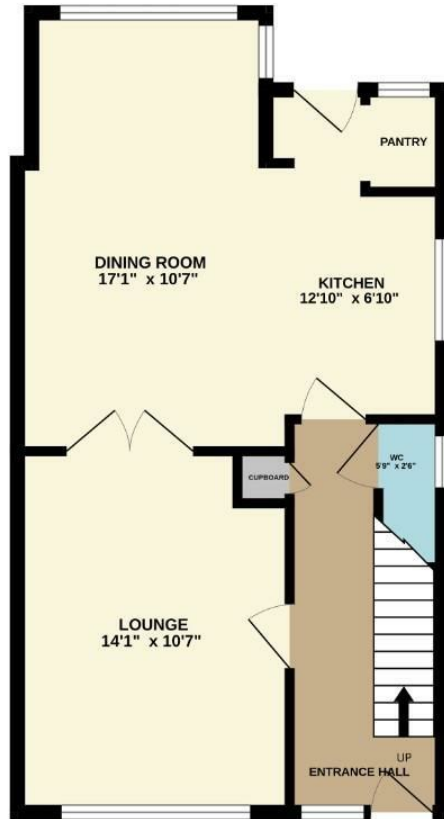
Carpet floor with hardwood surround, skirting, radiator, pendant light, double glazed window to front, storage cupboard.

**Bedroom Three 6'11 x 6'09**

Carpet floor, radiator, skirting, pendant light, double glazed window to front, storage cupboard.



GROUND FLOOR  
492 sq.ft. approx.



1ST FLOOR  
419 sq.ft. approx.



TOTAL FLOOR AREA : 910 sq.ft. approx.  
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**£385,000 Freehold**

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**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
C

**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements  
PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.