

home.

**£825,000**

Westleigh Avenue, Leigh-On-Sea

# 38 Westleigh Avenue, Leigh-On-Sea, Essex, SS9 2LF



4



2

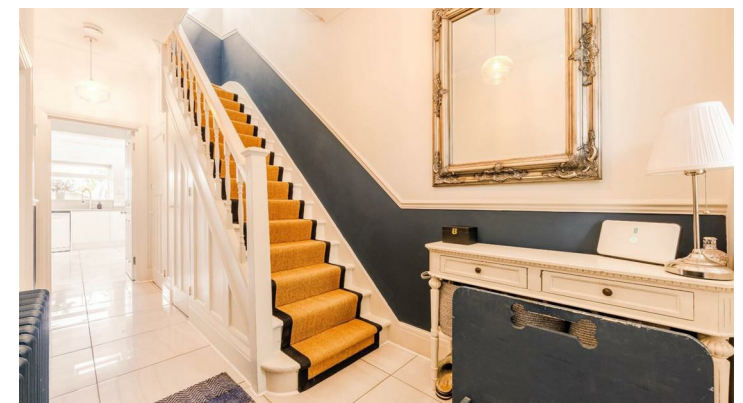


1



D

Home Estate Agents are delighted to bring to market this charming property on Westleigh Avenue, Leigh-On-Sea. This semi-detached house is a true gem waiting to be discovered, boasting a spacious layout with 2 reception rooms, 4 bedrooms, and 2.5 bathrooms, this property offers ample space for comfortable living.



As you step inside, you'll be greeted by a modern open plan kitchen/diner, perfect for hosting gatherings and creating culinary delights. The large main bedroom with an en-suite provides a private sanctuary within this inviting home.

One of the highlights of this property is the beautiful landscaped garden, complete with an outbuilding and a luxurious hot tub - ideal for relaxing after a long day. Imagine enjoying a glass of wine under the stars in this tranquil setting.

With parking space for 2 vehicles, convenience is at your doorstep. The traditional features of the house blend seamlessly with its bright, airy, and modern feel, creating a harmonious living space that is both welcoming and stylish.

Located close to Leigh Broadway, you'll have easy access to a variety of amenities, shops, and dining options, adding to the appeal of this excellent location.

Don't miss the opportunity to make this house your home - a perfect combination of comfort, style, and convenience awaits you at Westleigh Avenue.

### Entrance

Entrance door into:

### Entrance Hallway

Ceramic tiled flooring, double glazed obscure windows to front, coved cornice, dado rail, two ceiling lights, stairs leading to first floor with understairs storage, radiator. Doors to:

### Downstairs WC

Ceramic tiled flooring, part tiled walls, double glazed obscure window to side, WC, wash hand basin, ceiling light, extractor.

### Lounge

14'3 x 12'11

Wood effect laminate flooring, double glazed bay window to front, ceiling light, coved cornice, picture rail, feature fireplace, built in storage cupboards, radiator.





### Open Plan Kitchen/Lounge/Diner

20'3 x 18'11

Ceramic tiled flooring, double glazed window to rear, two double glazed Velux windows and French doors leading to garden, coved cornice, picture rail, extensive range of wall and base units with granite worksurfaces and matching feature island with wine cooler, storage and space for stools, integrated Hotpoint oven and gas hob with extractor over, sink with drainer and flexi hose tap, space for fridge freezer and dishwasher, utility cupboard with space for washer/dryer, extractor, two radiators.

### First Floor Landing

Wooden flooring, double glazed stained glass window to side, double glazed Velux window, picture rail, dado rail, ceiling light, stairs leading to second floor. Doors to:

### Bedroom One

21'4 x 16'0

Fitted carpet, two double glazed Velux windows, Juliet balcony to rear, fitted wardrobes, eaves storage, radiator. Door to:

### En-Suite

Tiled flooring and walls, double glazed obscure window to rear, shower cubicle, WC, wash hand basin, heated towel rail, extractor, spotlights, radiator.

### Bedroom Two

14'10 x 13'7

Laminate flooring, double glazed bay window to front, coved cornice, picture rail, feature fireplace, fitted wardrobe, radiator.

### Bedroom Three

13'7 x 12'6

Laminate flooring, double glazed window to rear, picture rail, fitted wardrobe, feature fireplace, radiator.

### Bedroom Four

6'8 x 6'6

Laminate flooring, double glazed Oriel window to front, picture rail, spotlights, radiator.

### Bathroom

9'10 x 6'6

Tiled flooring and walls, double glazed obscure window to rear, ceiling light, extractor, heated towel rail.

### Externally

#### Frontage

Off street parking for two cars, gated side access.

#### Rear Garden

Commencing with large decked entertaining area with steps down to the patio area and pathway with the remainder being laid with artificial lawn, flower beds, hot tub, two sheds, outbuilding, side access.

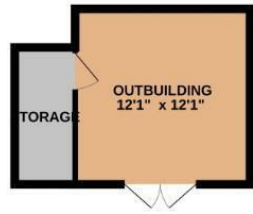
#### Out Building/Gym

Out building with power, lighting, rubber flooring and vaulted ceiling.

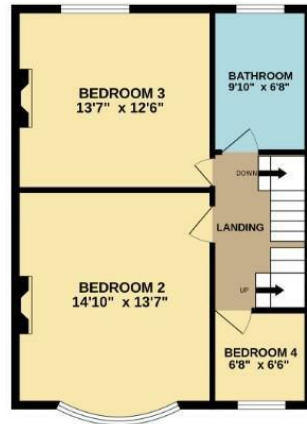




GROUND FLOOR  
628 sq.ft. approx.



1ST FLOOR  
552 sq.ft. approx.



2ND FLOOR  
406 sq.ft. approx.



TOTAL FLOOR AREA : 1786 sq.ft. approx.  
Made with Metropix ©2024



# £825,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.

**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
D

**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**82**