



FOR SALE  
home.  
01702 480033

40 Marine Avenue

# 40 Marine Avenue Leigh-on-Sea Essex SS9 2JE

Home Of Leigh are delighted to offer for sale this beautifully appointed and surprisingly spacious four bedroom detached house which is situated within the West Leigh School Catchment area and within walking distance of the Broadway.

Spread out over three floors the accommodation comprises; entrance hall, a west facing lounge with feature fireplace plus a fabulous open plan kitchen & family room overlooking the rear garden with an additional separate utility area.

To the first floor there are three bedrooms and a family bathroom, whilst to the second floor there is a large master bedroom with en suite shower room and a Juliette balcony with views over the surrounding area.



Externally the property benefits from a great size east backing rear garden with a purpose built garden room and a larger than average side return, creating the perfect space for extending (subject to local planning consents). To the front there is ample off street parking.

Situated on Marine Avenue, a popular residential area of Leigh-on-Sea, this impressive family home provides catchment for the sought after West Leigh Schools. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and boutiques. Seafront and mainline railway station - serving London Fenchurch Street for commuters - are both also within walk distance

## Accommodation Comprises

The property is approached via part glazed entrance door to:

### Entrance Hall 15'6 x 8'7

A spacious hall with stairs leading to the first floor landing with under stairs storage cupboard, tiled flooring, dado rail, picture rail, coved cornice to ceiling, radiator, doors to:

### Lounge 14'9 (into bay) x 13'3

Double glazed bay window to front aspect with bespoke fitted plantation shutters, wood flooring, feature fireplace with electric log burner, bespoke fitted alcove storage cupboards with shelving above, coved cornice to ceiling with central ceiling rose, picture rail, radiator.



**Open Plan Kitchen & Family Room 19'7 (reducing to 15'1) x 19'3**

A wonderful room with double glazed window to rear aspect, wood flooring throughout, roof windows and a set of double glazed bi folding doors opening up to the rear garden. The kitchen is fitted to include a sink unit with mixer tap, inset into a range of QUARTZ work surfaces with cupboards and drawers beneath, integrated twin ovens and four ring electric hob with extractor hood above, integrated fridge & separate freezer and dishwasher, central island with seating around, picture rail, smooth plastered ceiling with inset spotlighting, two vertical radiators, access to utility area.



**Utility Area 6'1 x 2'9**

Double glazed windows to side and rear aspects, wood flooring, smooth plastered ceiling with inset spotlighting.

**First Floor Landing 9'4 x 7'7**

Double glazed obscure window to side aspect, carpeted, stairs leading to the second floor landing, picture rail, doors to:

**Bedroom Two 14'7 (into bay) x 10'6**

Double glazed bay window to front aspect with bespoke fitted plantation shutters, wood flooring, range of fitted floor to ceiling wardrobes, picture rail, radiator.

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Double glazed bay window to front aspect with bespoke fitted plantation shutters, wood flooring, range of fitted floor to ceiling wardrobes, picture rail, radiator.

**Bedroom Three 12'1 x 11'4**

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling, picture rail, radiator.

**Bedroom Four 8'2 x 7'9**

Double glazed window to front aspect, wood flooring, picture rail, radiator.

### Bathroom 6'7 x 6'4

Double glazed obscure window to side aspect, modern three piece suite comprising; wood panel bath with mixer tap. low level WC, pedestal wash hand basin with mixer tap, tiled flooring, heated towel rail.

### Second Floor Master Bedroom 16'7 x 14'2 (plus depth of wardrobe)

Double glazed window to rear aspect with French doors to Juliette balcony, additional Velux window to front, wood flooring, range of fitted wardrobes to one wall, smooth plastered ceiling with inset spotlighting, built-in eaves storage cupboard, radiator, door to:



### En-Suite Shower Room 6'4 x 4'9

Double glazed window to rear aspect, modern suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

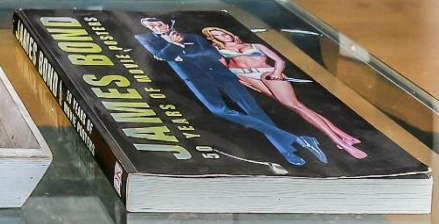
#### Front Garden

The front of the property is block paved providing off street parking for several vehicles.

#### Rear Garden

The property benefits from a great size rear garden which commences with an extensive raised deck to the immediate rear with a shingled side return giving access to the front garden. The remainder of the garden is mainly laid to lawn with screen panel fencing, outside lighting, water tap, further patio area to the immediate rear with access to a purpose built Garden Room, measuring 15'1 x 12'6 (with power and lighting connected).







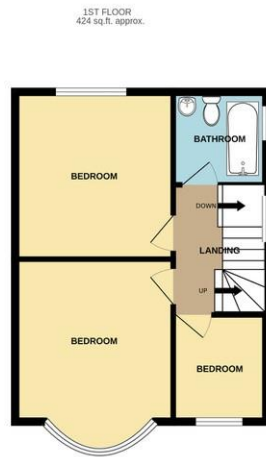












TOTAL FLOOR AREA: 1284 sq. ft. approx.  
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## Offers Over £800,000 Freehold

HOME - The Estate Agent of Leigh  
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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.