



127 Lymington Avenue

127 Lymington Avenue Leigh-on-Sea Essex SS9 2AL

Home Of Leigh are very excited to offer for sale this super three bedroom family home, situated south of the London Road and therefore within walking distance of the Broadway and mainline railway station giving direct access into London Fenchurch Street.

The accommodation comprises; entrance hall, guest cloakroom, a lounge plus a fabulous open plan kitchen, dining and family area which overlooks the rear garden, whilst to the first floor there are three bedrooms and a modern shower room.

Externally the property benefits from a wonderful west backing rear garden with a purpose built garden room plus off street parking to the front for one vehicle.



Located on Lymington Avenue in Leigh On Sea, this wonderful family home is perfectly position to take advantage of Leigh Broadway and it's array of shops, bars, restaurants and boutiques as well as the Old Town and Leigh Beach.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 16'2 x 5'4

Coloured lead light window to front aspect, stairs leading to the first floor landing with under stairs storage cupboard, coved cornice to ceiling, dado rail, radiator, doors to:

Ground Floor Cloakroom 10'7 x 4'1

Modern suite comprising; low level WC, wash hand basin with mixer tap and vanity unit beneath, half tiled to surrounding walls, two wall light points, heated towel rail.



fridge/freezer and dishwasher, wood flooring, smooth plastered ceiling with inset spotlighting, feature fireplace with inset log burner and tiled hearth, two radiators.

First Floor Landing 11'8 x 7'1

Carpeted, access to loft space, dado rail, built-in storage cupboard, doors to:

Bedroom One 16'1 (into bay) x 11'1

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling, feature cast iron effect fireplace, radiator.

Bedroom Two 13'1 x 10'1

Double glazed window to rear aspect, carpeted, feature fireplace, radiator.

Bedroom Three 8'9 x 6'8

Double glazed window to front aspect, carpeted, picture rail, radiator.

Bathroom 7'6 x 5'2

Double glazed obscure window to rear aspect, modern suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit beneath, coved and smooth plastered ceiling, heated towel rail.



Lounge 15'9 (into bay) x 12'6

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling with central ceiling rose, picture rail, feature fireplace with tiled hearth and attractive surround, radiator.

Open Plan Kitchen/Diner 19'1 x 19'1

A wonderful open plan living space with double glazed bi folding doors to the rear garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated oven and electric hob with extractor hood above, further range of matching eye level wall mounted units, integrated microwave oven,

Externally

Frontage

The front of the garden is paved providing off street parking for one vehicle.

Rear Garden

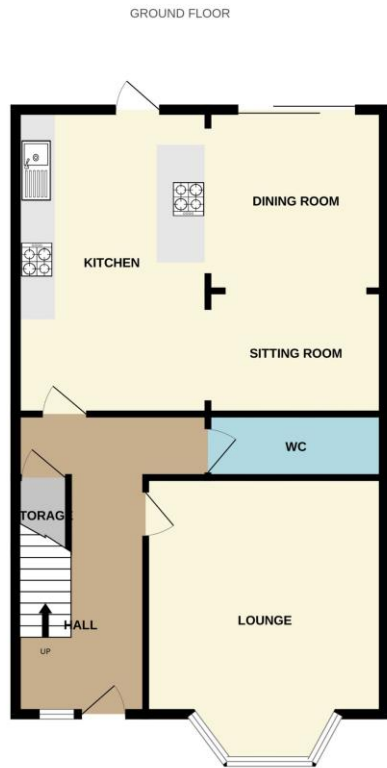
The property benefits from a great size west backing rear garden which commences with paved patio area to the immediate rear with the remainder of the garden laid to lawn and enclosed by screen panel fencing, outside water tap, access a purpose built garden room with power and lighting connected.











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Price £550,000 Freehold

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

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