



25 Westleigh Avenue

25 Westleigh Avenue Leigh-on-Sea Essex SS9 2LD

Home Of Leigh are very excited to offer for sale 'Rutland', an attractive and surprisingly spacious four bedroom double fronted family home, situated within the West Leigh School catchment on a west backing plot and boasting off street parking to the front for two vehicles.

The accommodation comprises; entrance hall, ground floor cloakroom, lounge with feature fireplace, a separate dining room, further sitting room which opens up to a wonderful orangery/utility room plus a separate kitchen overlooking the rear garden.

To the first floor there is a spacious landing area with stairs to the second floor master bedroom, complete with en suite shower room, three further double bedrooms and a great size family bathroom.

Externally there is a pretty west backing rear garden with a purpose built garden room, whilst to the front there is off street parking for two vehicles.



Located on Westleigh Avenue in Leigh on Sea, this characterful property is within the sought after West Leigh School catchment and walking distance of the Broadway with its array of shops, bars, restaurants and boutiques. Leigh mainline railway station is also close at hand giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via part coloured lead light entrance door leading to:

Entrance Hall 19'9 x 7'2 < 4'3

A great size entrance hall with wood flooring throughout, dado rail, picture rail, stairs leading to the first floor accommodation with understairs storage cupboard, radiator. Doors to:

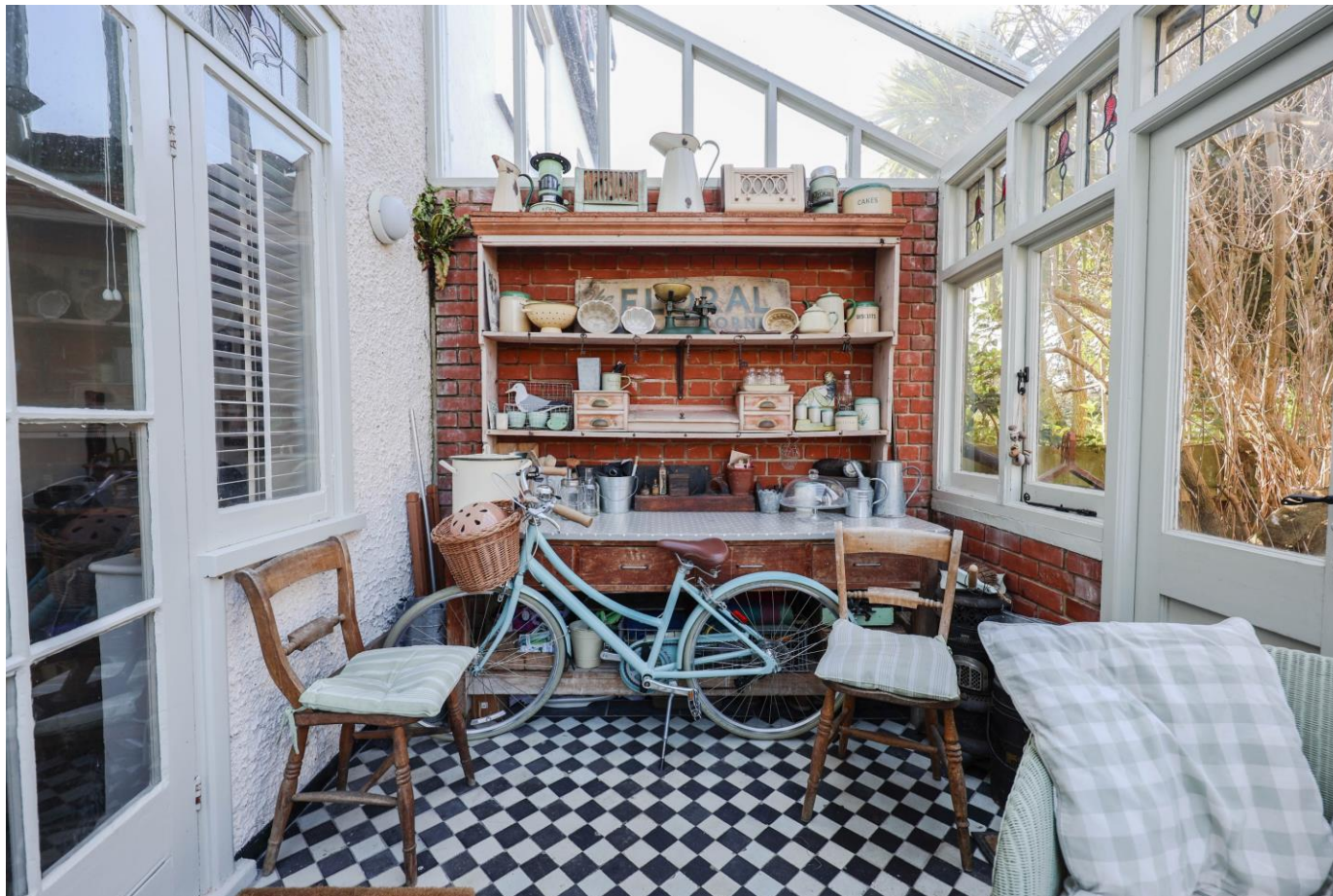
Ground Floor Cloakroom 5'5 x 2'8

Window to rear aspect, low level WC, wall mounted wash hand basin, half tiled to surrounding walls, tiled flooring, coved ceiling.

Lounge 16'6 into bay x 12'6

Bay window to front aspect with coloured lead light inserts over, carpeted, cornice to ceiling, picture rail, feature brick built fireplace with attractive wooden surround and tiled hearth with bespoke fitted twin alcove storage cupboards with glass display cabinets above, radiator.





Kitchen 13'1 x 9'7

Window to rear with adjacent door to garden. The kitchen is fitted to include a stainless steel sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, appliance space for Range cooker, further space for dishwasher, built in storage cupboard housing boiler (n/t), space for fridge freezer, smooth plastered ceiling with inset spotlighting.

Dining Room 15'3 x 10'6

Bay window to front aspect with coloured lead light inserts over, wood flooring, coved cornice to ceiling, picture rail, glazed lead light doors to sitting room, radiator.



Sitting Room 14'3 x 11'7

Window to rear aspect with French doors leading to an orangery, wood flooring, cornice to ceiling, picture rail, feature cast iron fireplace, radiator.

Orangery/Utility Room 13'1 x 8'1

Windows to rear and side aspect with doors to garden, appliance space and plumbing for washing machine and separate dryer, tiled flooring.

First Floor Landing 13'6 x 8'8

A great size landing with feature coloured lead light window to rear aspect, carpeted, dado rail, picture rail, stairs leading to the second floor accommodation with understairs storage cupboard. Doors to:

Bedroom Two 14'6 x 11'8

Two windows to front aspect with coloured lead light inserts over, carpeted, coved ceiling, radiator.

Bedroom Three 12'4 x 12'2

Window to front aspect with coloured lead light window with lead light inserts over, carpeted, feature fireplace, coved ceiling, radiator.

Bedroom Four 13'6 x 11'6

Window to rear aspect, carpeted, feature fireplace, coved ceiling, radiator.

Family Bathroom 9'7 x 6'5

Obscure window to rear aspect, bath with mixer tap and shower over, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, heated towel rail.

Second Floor

Master Bedroom 18'7 x 15'1

Two Velux windows to rear aspect, wood laminate flooring, built in eaves storage cupboards, smooth plastered ceiling with inset spotlighting, two radiators. Door to:

En-Suite Shower Room 7'5 x 5'1

Fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a good size west backing rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, outside tap, greenhouse (to remain), access to:

Garden Room 11'8 x 10'1

With lead light windows to front, wood flooring, door to rear alleyway.

Front Garden

To the front of the property there is an attractive paving [providing off street parking for two vehicles.





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after...

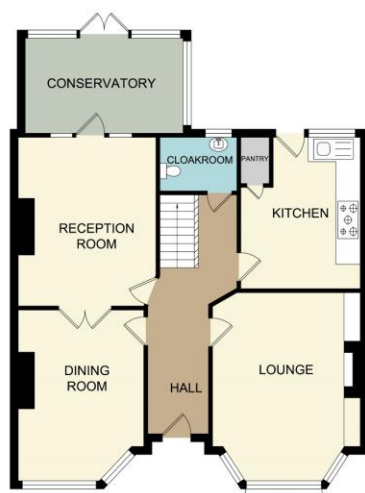
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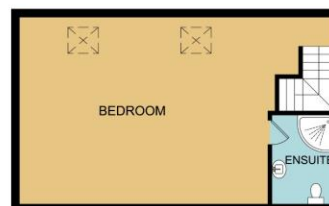




Ground Floor
Approximate Floor Area
836.35 sq. ft
(77.70. m)



First Floor
Approximate Floor Area
694.81 sq. ft
(64.55 sq. m)



Second Floor
Approximate Floor Area
387.82 sq. ft
(36.03 sq. m)

Total Approximate Floor Area
1918.99 sq. ft
(178.28 sq. m)



Price: £735,000 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.

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