



60 Lord Roberts Avenue

60 Lord Roberts Avenue Leigh-on-Sea Essex SS9 1NE

Home Estate Agents are delighted to present this exquisite new build house located on Lord Roberts Avenue in the charming area of Leigh-On-Sea. This property is a true gem, offering a perfect blend of modern living and convenience.

As you enter the home, you will be greeted by a spacious and bright lounge, ideal for relaxation and entertaining. The ground floor boasts underfloor heating, ensuring a warm and inviting atmosphere throughout. The large open-plan kitchen diner is a standout feature, providing ample space for family meals and gatherings. Additionally, a utility room and a convenient downstairs w/c enhance the practicality of this lovely home.

Moving to the first floor, you will find three (of the four) generously sized bedrooms, perfect for family living or accommodating guests. The modern and stylish four-piece bathroom adds a touch of luxury to your daily routine. The second floor is dedicated to a magnificent primary bedroom, complete with an en suite bathroom, offering a private retreat for relaxation. Externally, the property benefits from off-street parking at the front, ensuring ease of access. The rear garden is a fantastic size, providing



an excellent outdoor space for children to play or for hosting summer barbecues.

Situated in an excellent location, this home is just a short distance from Leigh Broadway, where you can enjoy a variety of shops and eateries. Chalkwell train station is also nearby, making commuting a breeze. Furthermore, the property falls within the catchment area for esteemed schools such as Chalkwell Hall Infant and Junior School and Darlinghurst Academy, making it an ideal choice for families.

This stunning property is finished to a very high standard, featuring stylish black and gold fixtures and fittings that add a contemporary flair. Do not miss the opportunity to make this beautiful house your new home.



Lounge 16'8 x 9'9

Wood effect Parquet flooring with underfloor heating, skirting, spotlighting, double glazed windows to front and side aspects.

Kitchen/Diner 19'1 x 16'4

Wood effect Parquet flooring with underfloor heating, skirting, spotlighting, double glazed bi-folding doors to rear aspect leading to the garden, vaulted skylight. The kitchen is fitted to include a marble effect Quartz worksurface with a marble Quartz effect backsplash, range of base and wall cabinetry with inset sink with mixer tap and drainer, integrated four ring Bosch induction hob with extractor over, built in Bosch double oven and built in Indesit fridge freezer, built in Indesit dishwasher and breakfast bar area.

Utility Room 7'0 x 6'1

Wood effect Parquet flooring with underfloor heating, skirting, extractor, spotlighting, base cabinet with marble effect a range of matching wall cabinetry, inset sink with mixer tap, space for washing machine and tumble dryer or space for utilities with marble effect Quartz worksurface.

Boiler Room

Wood effect Parquet flooring, skirting, spotlighting, 300L World Heat water heater (serving water and underfloor heating),



Accommodation Comprises

The property commences with a block paved driveway with a central flower bed area with bushes. Porcelain tiled pathway leading to the storm porch area with external wall lighting and an electric car charging point. Composite entrance door with double glazed obscure windows with double glazed obscure side window into:

Entrance Hall

Wood effect Parquet flooring with underfloor heating, skirting, spotlighting, carpeted stairs leading to the first floor. Doors to:

Downstairs WC

Wood effect Parquet flooring, part tiled walls, spotlighting, extractor fan, low level WC, wash hand basin with vanity storage beneath.

First Floor Landing

Carpeted, skirting, spotlighting, stairs leading to the second floor landing. Doors to:

Bedroom Two 16'4 x 9'9

Carpeted, skirting, spotlighting, two double glazed windows to rear aspect, fitted wardrobe, radiator.

Bedroom Three 15'1 x 9'9

Carpeted, skirting, spotlighting, double glazed windows to front and side aspects, radiator.

Bedroom Four 6'7 x 6'4

Carpeted, skirting, double glazed window to front aspect, radiator, spotlighting.



Family Bathroom 9'9 x 6'3

Tiled flooring with underfloor heating, tiled walls, spotlighting, extractor, wash hand basin with vanity storage, low level WC, shower cubicle with a Rainfall shower attachment, freestanding bath with mixer tap, electric heated towel rail.

Second Floor Landing

Carpeted, skirting. Door to:

Bedroom One 21'0 x 13'3

Carpeted, skirting, double glazed window to rear aspect, spotlighting, large eaves storage space, radiator. Door into:

En-Suite Bathroom 8'7 x 6'5

Tiled flooring, part tiled walls, double glazed obscure window to rear aspect, wash hand basin with vanity storage beneath, WC, shower cubicle with tiled surround with a Rainfall shower head, spotlighting, extractor, electric heated towel rail.

Externally

Rear Garden

Rear garden commencing with Porcelain tiled patio area with the remainder of the garden which is laid to lawn, unit housing heat pump system, side access leading to the parking space, external wall lighting, water tap and power socket.















Price: £695,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330