



7 Westleigh Avenue

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

Home Estate Agents are proud to bring to market this beautiful detached house nestled on the charming Westleigh Avenue in Leigh-On-Sea. This exquisite property offers a delightful combination of traditional elegance and contemporary comfort. With four well-proportioned bedrooms and two modern bathrooms, this property is perfect for families seeking both space and style.

Upon entering, you are greeted by a spacious lounge that invites relaxation with an open fire, complemented by a separate dining room and a cosy sitting room, ideal for entertaining guests or enjoying quiet evenings. The heart of the home is undoubtedly the modern open-plan kitchen, which flows seamlessly into a conservatory, providing a bright and airy space for family gatherings. A convenient utility room and a downstairs w/c add to the practicality of this well-designed home.

The first floor boasts two generous double bedrooms, a single bedroom, and a modern bathroom, ensuring ample accommodation for all. Ascend to the second floor, where you will find the primary bedroom, complete with fitted wardrobes and an en-suite bathroom, offering a private retreat.



Externally, the property features off-street parking for three vehicles, along with a garage, making it ideal for families with multiple cars. The west-facing rear garden is a lovely outdoor space, perfect for enjoying the afternoon sun.

Situated in an excellent location, this home is just a stone's throw from the vibrant Leigh Broadway, where you can explore an array of shops and eateries. Additionally, Leigh train station is conveniently nearby, providing easy access to London and beyond. Families will appreciate being within the catchment area for the highly regarded West Leigh School.

This stunning property is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this house your home.

Accommodation Comprises

The property is approached via a paved pathway leading to a storm porch with tiled flooring, ceiling light. Wooden entrance door with insert single glazed panelled window and windows to both sides leading into:

Entrance Hall

Marble effect tiled flooring, skirting, two ceiling lights, coved cornice, carpeted stairs leading to the first floor with understairs WC, radiator. Doors to:

Downstairs WC

Marble effect tiled flooring, tiled walls, spotlighting, extractor, wash hand basin. WC.



extractor over, space for dishwasher and fridge freezer. Door to:

Utility Room 8'4 x 6'10

Lino effect tiled flooring, skirting, spotlighting, wall mounted units and shelving, space for washing machine and tumble dryer, combi boiler, door to garage.

Dining Room 14'11 x 12'6

Wooden flooring, skirting, picture rail, coved cornice, column radiator, feature fireplace with electric wood burner. Open into:

Conservatory 11'10 x 7'7

Tiled flooring, radiator, double glazed window to side aspect and double glazed sliding door to rear aspect leading to the garden with double glazed side panels, wall lighting.



Lounge 15'5 x 14'10

Wood flooring, double glazed bay window to front aspect, skirting, coved cornice, picture rail, ceiling light, fireplace with wood burner, radiator.

Sitting Room 11'2 x 8'6

Tiled flooring, skirting, ceiling light, radiator. Open plan to:

Kitchen 16'9 x 9'7

Continuation of tiled flooring, part tiled walls with tiled splashbacks, double glazed window and double glazed door with double glazed window side panel both to rear aspect, skirting, spotlighting, door to conservatory and utility room. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units with under lighting, inset double sink with mixer tap, Belling Range cooker with five ring gas hob and SMEG

First Floor Landing

Carpeted, double glazed window to side aspect, skirting, coved cornice, ceiling light, carpeted stairs leading to the second floor landing, column radiator. Doors to:

Bedroom Two 15'6 x 12'9

Carpeted, double glazed window to front aspect, skirting, coved cornice, ceiling light with fan, feature fireplace with shelving to alcove spaces, column radiator.

Bedroom Three 14'2 x 12'0

Carpeted, double glazed window to rear aspect, skirting, spotlighting, ceiling light with fan, open wardrobe, feature fireplace with shelving to alcove spaces, radiator.

Bedroom Four 9'0 x 7'0

Wooden flooring, double glazed Oriel bay window to the front aspect, skirting, picture rail, ceiling light, radiator.

Bathroom 7'9 x 5'4

Tiled flooring and walls, double glazed obscure window to rear aspect, wood effect panelled bath, WC, wash hand basin, spotlighting with extractor, heated towel rail.

Second Floor

Bedroom One 20'2 x 11'11'=-

Wooden flooring, spotlighting, two double glazed Velux windows to the side aspect with roller blinds, two sets of fitted wardrobes, doors to eaves storage areas, radiator. Door to:



En-Suite Bathroom 9'11 x 6'5

Wood effect laminate flooring, double glazed Velux window to the side aspect with a roller blind, WC, wash hand basin, walk-in shower cubicle, skirting, spotlighting and wall lighting, additional storage area, heated towel rail.

Externally

Frontage

Stone driveway providing off street parking for three vehicles.

Garage 10'0 x 8'4

Concrete flooring, ceiling light, storage rack, double doors to front.

Rear Garden

The rear garden commences with a decking area with the remainder for the garden being laid to lawn, railway sleepers, flower beds, mature trees and bushes, external wall lighting, water tap and power socket, side access to the front.

















Price: £899,995 Freehold

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

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.

HP1222 Printed by Ravensworth 01670 713330