



41 Maple Avenue

41 Maple Avenue Leigh-on-Sea Essex SS9 1PR

Home Of Leigh are delighted to offer for sale this surprisingly spacious, energy efficient four bedroom, three storey town house with solar panels & plenty of storage located in the heart of Leigh and which not only comes with off street parking but is being offered with no onward chain.

The accommodation comprises; large entrance hall, ground floor cloakroom, a south facing lounge plus a fabulous open plan kitchen/family room to the rear overlooking the rear garden. The first floor benefits from the convenience of a laundry room and two double bedrooms - both with en suite shower rooms and the master with a separate bespoke fitted dressing room.

The top floor also offers two great size double bedrooms, both of which share a three piece bathroom suite. Externally, there is a beautifully landscaped low



maintenance rear garden including an irrigation system & lighting with composite low maintenance durable decking and seating. Off street parking to the front.

Situated in Maple Avenue, in the heart of Leigh on Sea, this gorgeous property has been beautifully maintained by the current owners and is perfectly located for all the shops, bars, restaurants and boutiques both the Broadway and Leigh Road have on offer.

On top of this, the property is also within walking distance of the beach and mainline railway station, giving direct access to London Fenchurch Street.

Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall 22'1 x 14'11 max

A great size entrance hall with wood flooring throughout, bespoke fitted cloaks cupboard/storage cupboard, stairs leading to first floor accommodation, smooth plastered ceiling with inset spotlighting, radiator, glazed double doors to kitchen. Further doors to:

Ground Floor Cloakroom 5'1 x 4'2

Modern two piece suite comprising; low level WC, half pedestal wash hand basin with mixer tap, half tiled surrounding walls, tiled flooring, smooth plastered ceiling, radiator.





dishwasher, central island bar with matching worktops and drawers beneath, further range of matching eye level wall mounted units with undercounter lighting, wood flooring, smooth plastered ceiling with inset spotlighting, radiator.

First Floor Landing 8'10 x 7'9

Stairs to second floor accommodation, carpeted, smooth plastered ceiling with inset spotlighting. Doors to:

Bedroom One 15'8 x 11'1

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling with inset spotlighting, radiator. Door to:

Dressing Room 12'11 x 5'5

Double glazed window to front aspect with bespoke fitted Plantation shutters, carpeted, extensive range of bespoke fitted hanging space, drawers and matching shelving, smooth plastered ceiling with inset spotlighting. Door to:

En-Suite Shower Room 8'10 x 3'10

Modern three piece suite comprising; fully tiled shower cubicle, half pedestal wash hand basin with mixer tap, low level WC, tiled flooring, fully tiled surrounding walls, heated towel rail.

Bedroom Four 14'2 x 11'7 plus door recess

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, built in double wardrobe, radiator. Door to:



Lounge 15'8 into bay x 11'8

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, wood flooring, understairs storage cupboard, smooth plastered ceiling, radiator.

Open Plan Kitchen & Family Room 18'10 x 16'11

A wonderful room with double glazed bi-folding doors to the rear giving access to the garden, two Velux windows. The kitchen is fitted to include and inset stainless steel single drainer sink unit with mixer tap inset into a range of granite effect worktops with cupboards and drawers beneath, integrated Siemens twin ovens with matching five ring gas hob with extractor hood above, full height integrated fridge and full height integrated separate freezer, integrated

En-Suite Shower Room 7'2 x 3'11

Three piece suite comprising; fully tiled shower cubicle, low level WC, half pedestal wash hand basin, half tiled surrounding walls, tiled flooring, heated towel rail.

Laundry Room 8'10 x 5'10

Modern sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards beneath, appliance space and plumbing for washing machine, further fitted storage cupboards and eye level wall mounted units, radiator.

Second Floor Landing 7'5 x 5'6

Carpeted and doors to:

Bedroom Two 16'1 < 13'1 x 14'8

Double glazed window to front aspect, further Velux window, built in double wardrobe, carpeted, smooth plastered ceiling, radiator.

Bedroom Three 14'7 plus door recess x 11'9

Double glazed window to rear aspect, carpeted, built in eaves cupboard, built in double wardrobes, smooth plastered ceiling, radiator.

Bathroom 8'2 x 5'7

Modern suite comprising; bath with mixer tap and shower attachment, low level WC, half pedestal wash hand basin, tiled flooring, heated towel rail.

Externally

Rear Garden

The low maintenance rear garden commences with an attractive composite decked patio area to the immediate rear with the remainder being paved with raised flower beds. There is a bespoke seating area to the extreme rear providing a great space for outside dining and entertaining, including an irrigation system and lighting.

Front Garden

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







TOTAL FLOOR AREA: 1710 sq. ft. approx.
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£640,000 Freehold

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