



* £450,000 - £475,000 * Nestled on the charming Benvenue Avenue in Leigh-on-Sea, this delightful four-bedroom semi-detached family home offers a perfect blend of comfort and style. Upon entering, you are welcomed by a bright open-plan lounge and dining area, which boasts a characterful fireplace adorned with an exposed brick surround, creating a warm and inviting atmosphere for family gatherings and entertaining guests. The spacious fitted kitchen is equipped with integrated appliances, making it a practical space for culinary enthusiasts. This home features two well-appointed bathrooms, including a private ensuite, ensuring convenience for the entire family. Step outside to discover a large west-facing rear garden, complete with a lush lawn and a patio seating area, ideal for enjoying sunny afternoons or hosting barbecues. Additionally, a versatile garden room provides extra space that can be tailored to your needs, whether as a home office, playroom, or creative studio. This property is ideally situated close to the A127, offering convenient routes towards Southend and London. With Southend Airport and the picturesque Cherry Orchard Country Park just a stone's throw away, you will find that this location perfectly balances suburban tranquillity with easy access to urban amenities. This semi-detached home is a wonderful opportunity for families seeking a spacious and inviting residence in a desirable area. Don't miss the chance to make it your own.

- Four-bedroom semi-detached family home
- Spacious fitted kitchen with integrated appliances
- Two well-appointed bathrooms, including a private ensuite
- Convenient side access to the rear garden
- Versatile garden room
- Bright open-plan lounge and dining space, featuring a characterful fireplace with exposed brick surround
- Ground-floor bedroom offering excellent flexibility
- Large west-facing rear garden with lawn and patio seating area
- Ideally situated close to the A127, providing convenient routes towards Southend and London, with Southend Airport and Cherry Orchard Country Park also within easy reach.
- Flexible living area with either an extra bedroom or reception

Benvenue Avenue

Leigh-on-Sea

£450,000

Price Guide



Benvenue Avenue



Frontage

Block-paved front driveway providing parking for two cars, with steps leading up to the front door. Large bay windows span the front of the property, while a side gate provides convenient access to the rear garden.

Entrance Hall

19'6" x 2'9"

Smooth coved ceiling, hardwood flooring, radiator with cover and dado rail separating the two-tone wall, with access to all ground-floor rooms.

Open Plan Lounge/Diner

25'7" x 10'7"

Smooth coved ceiling with pendant light, exposed brickwork and feature fireplace, hardwood flooring and bay-fronted aspect. Bright open-plan space incorporating a dining area, with double doors providing access to the rear garden and carpeted stairs leading to the first floor.

Kitchen

11'6" x 10'6"

Smooth ceiling with inset spotlights, large fitted kitchen with ample storage, tiled flooring, integrated oven with four-ring hob and extractor fan, tiled splashback, and a wall-to-ceiling double-glazed window with double doors providing access to the rear garden.

Bedroom One

10'7" x 10'7"

Smooth coved ceiling with pendant light, bay-fronted ground-floor bedroom, hardwood flooring and radiator.

Landing

9'1" x 5'5"

Smooth coved ceiling with pendant light, double-glazed window providing plenty of natural light, carpeted flooring and dark oak wood banister, providing access to all first-floor rooms

Bedroom Two

10'7" > 6'4" x 10'8"

Double bedroom with a smooth coved ceiling, inset spotlights, double-glazed window, radiator and carpeted flooring.

Bedroom Three

10'8" x 10'7"

Smooth coved ceiling with inset spotlights, double-glazed window, built-in storage cupboard, carpeted flooring and access to a private ensuite.

Ensuite

6' > 2'9" x 5'6"

Part-tiled walls, vinyl flooring, built-in walk-in shower, vanity wash basin with decorative tiled splashback.

Bedroom Four

8'8" > 7'6" x 11'8"

Double bedroom with a smooth coved ceiling, inset spotlights, double-glazed window providing plenty of natural light, radiator and carpeted flooring.

Bathroom

9'1" x 7'3"

Spacious family bathroom with fully decorative tiled walls and flooring, double-glazed window, wash basin and built-in storage cupboard.

Garden Room

Garden room with a smooth ceiling, wall-mounted pendant lights, carpeted flooring, double-glazed windows and double doors, providing a versatile space ideal for relaxing or use as a games room.

West Rear Garden

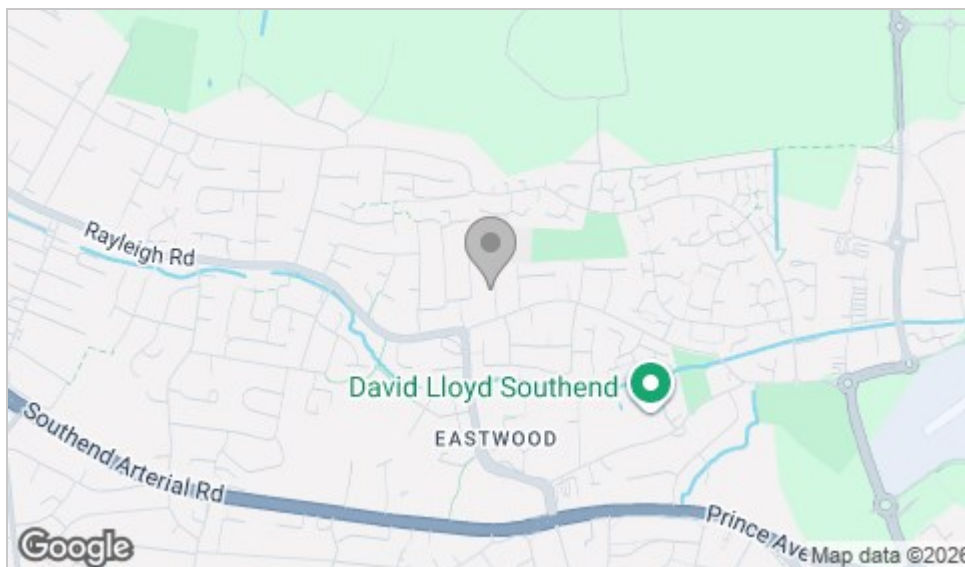
The west-facing rear garden features a large lawn, patio seating area and a walkway leading to the garden room, with additional storage provided by the rear sheds.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		