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Estate Agents

* £600,000- £625,000 * CASH BUYERS ONLY, SEE AGENTS NOTES * SELF BUILD OPPORTUNITY * PLANS PASSED FOR DOUBLE STOREY EXTENSION * Nestled in the desirable Edinburgh Avenue of Leigh-on-Sea, this property presents a rare opportunity to own a detached house with immense potential. With plans already approved for a double-storey rear extension, envision the transformation into a luxurious four/five bedroom residence boasting three bathrooms and a spacious kitchen family room with a separate utility area. There is also two/three reception rooms. Upon build completion, the property will feature three reception rooms and a grand kitchen family room, a majestic master bedroom with an en-suite bathroom. The estimated value of this upgraded dwelling is circa £1,000,000- £1,100,000. Situated at the end of a highly sought-after road, this home offers unrivalled privacy with a fantastic sized garden that is secluded. The serene surroundings make it a haven for nature lovers and golf enthusiasts alike. Don't miss this chance to own a property that combines elegance, potential, and a prime location. Embrace the opportunity to create your dream home in this idyllic setting at Edinburgh Avenue.

- Detached house that has planning passed for extensive works creating a stunning family home
- Driveway for several vehicles and two attached garages
- Current House: Three bedrooms, two reception rooms, one bathroom
- New House: Four/five double bedrooms, two/three reception rooms, three bathrooms and a huge kitchen family room
- Generously sized, secluded rear garden
- 'Highlands Estate' location moments from Belfairs Woods & Golf Course
- West Leigh School and Belfairs Academy catchment area
- Walking distance to Leigh Station for London commuters
- Plans passed for immediate build start
- No onward chain

Edinburgh Avenue

Leigh-on-Sea

£600,000

Price Guide

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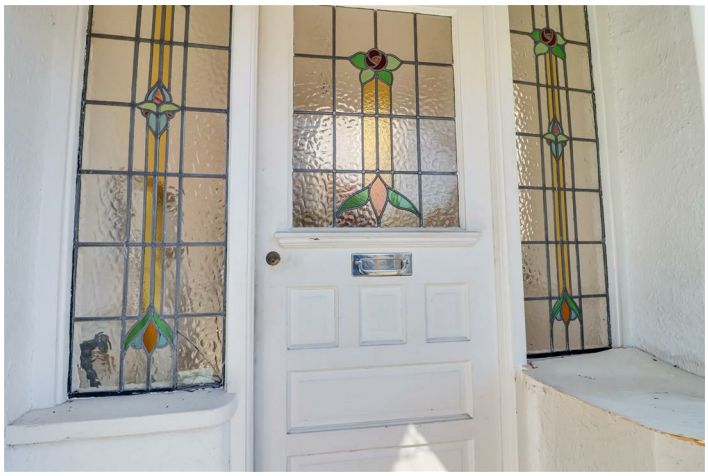
Edinburgh Avenue



CURRENT HOUSE

Parking/Frontage
Impressive and rare plot for the Highlands Estate, with two driveways and two garages providing parking for up to 5 vehicles, a front lawn with hedging for privacy, side access through the garages, and an overhanging front porch with a wooden and glazed door with sidelight leading to:

Front Porch
Victorian floor tiling and a beautifully ornate original front door with stained glass sidelights leading to:

Entrance Hallway
Feature stained glass window to side aspect, carpeted staircase rising to first floor landing with a storage cupboard underneath, radiator, picture rail, dado rail, skirting and carpet.

Bedroom Four/Front Reception Room
13'0" × 12'11"
Double glazed window to front aspect, tiled fireplace, radiator, obscured glazed double doors through to dining room-extension, door through to hallway, cornice, skirting and carpet.

Dining Room-Extension
25'10" × 11'5"
Large extended room with double glazed sliding patio doors for garden access as well as two obscured side windows and a brick feature fireplace, two radiators, coving, skirting and carpet.

Kitchen
15'6" × 6'9"
Double glazed rear door and dual aspect windows, farmhouse style kitchen units both wall-mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap, laminate worktops with tiled splashbacks, four ring burner gas hob with integrated oven, space for a range of appliances, coving, skirting and carpet.

Downstairs Shower Room
7'1" × 6'9"
Obscured window to side aspect, cupboard under the stairs, shower enclosure, WC vanity unit with wash basin and chrome mixer tap, partial wall tiling, radiator, coving, and carpet.

First Floor Landing
Impressive stained glass feature window to side aspect, picture rail, dado rail, skirting, carpet and doors to all rooms.

Bedroom One
13'1" × 11'9"
Double glazed French doors which lead on top of the rear extension, electric fireplace, coving, radiator, skirting and carpet.

Bedroom Two
13'0" × 11'10"
Double glazed window to front aspect, radiator, coving, picture rail, skirting and original wooden floorboards.

Bedroom Three
9'2" × 6'11"
Double glazed window to front aspect, radiator, picture rail, skirting and original wooden floorboards (room is wider than the usual box room).

Three-Piece Family Bathroom
8'6" × 7'0"
Double glazed window to rear aspect, airing cupboard with boiler, loft access, WC, bath with chrome taps, pedestal wash basin with chrome taps, radiator, partial wall tiling and carpet.

Rear Garden
Especially large garden due to the width and depth of this plot which commences with a paved patio with the remainder laid to lawn, planting borders for a high amount of privacy and access to both garages, as well as a side storage area.

Agents Notes
The property has been found to have subsidence affecting the rear extension. However should a potential buyer go ahead with the build approved by planning, the defected area would be removed and new footings would need to be done to meet new building regulations. Further information is available on request including architectural drawings.

NEWLY EXTENDED HOUSE MEASUREMENTS

Hallway
18'10" x 5'10"

Lounge
15'1" into bay x 12'9"

Study
8'10" x 5'8"

Shower Room
7'8" x 5'8"

Utility
6'3" x 5'8"

Kitchen Family Room
26'4" > 12'11" x 24'8" > 11'9"

Garden Room/Bed 5
9'10" x 9'1"

Integral Garage
19'8" x 9'1"

First Floor Landing with Airing Cupboard

Bedroom One
16'6" > 9'10" x 13'8"

En-Suite Shower Room
9'10" x 4'9"

Bedroom Two
17'3" > 10'5" x 13'0"

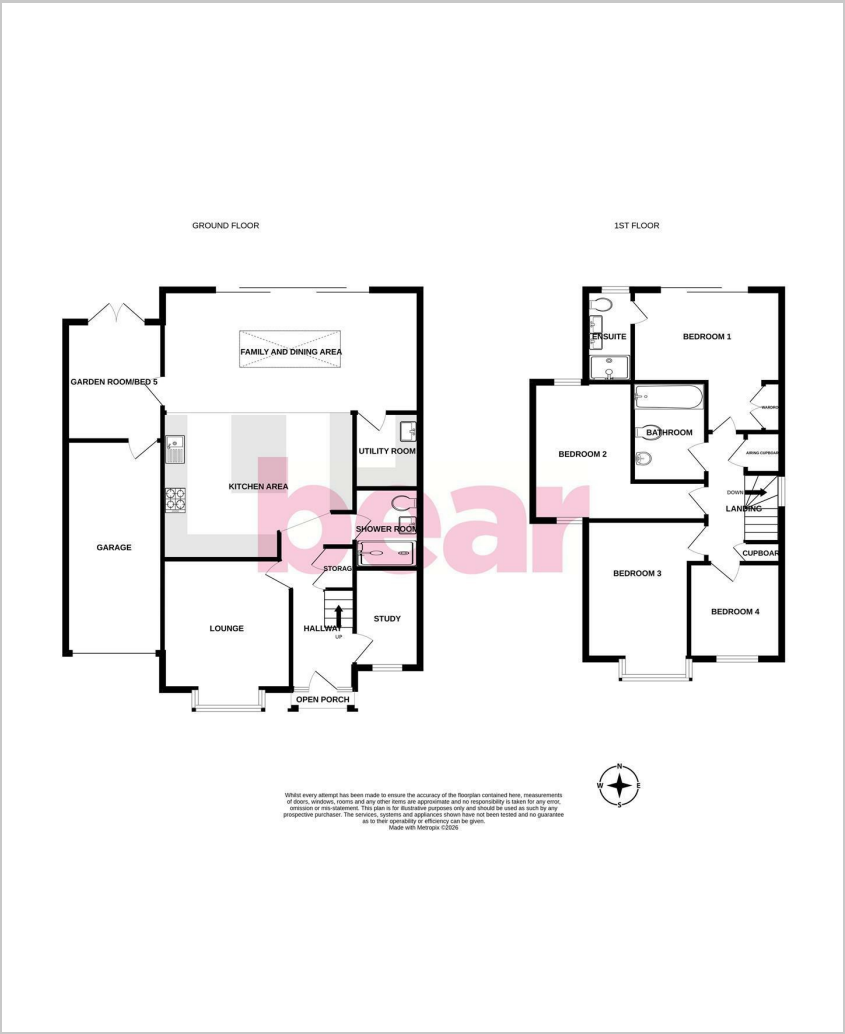
Bedroom Three
14'4" into bay x 10'4"

Bedroom Four
9'0" x 8'4"

Family Bathroom
9'0" x 6'10"

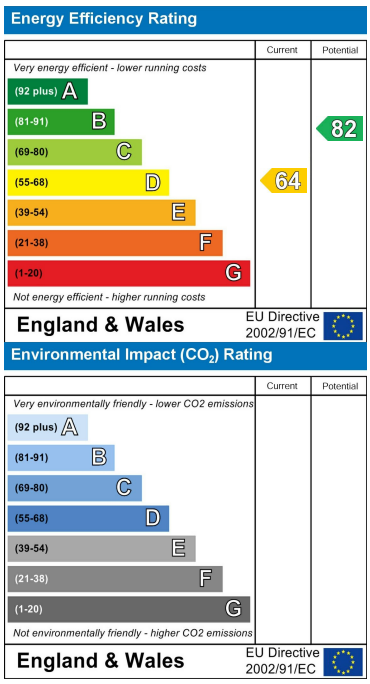
Agents Notes:
Council tax band: E

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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