



Broomfield Avenue, Leigh-On-Sea  
£375,000

home.

# 12 Broomfield Avenue

## Leigh-On-Sea

SS9 4BJ



- Wonderful Semi-Detached Family Home
- Three Great Size Bedrooms
- Open Plan Kitchen / Diner
- Spacious and Bright Lounge
- Modern Three Piece Family Bathroom
- A Lovely Rear Garden with Spacious Patio and Multiple Storage Sheds
- Within the School Catchment for Blenheim Junior School and Eastwood Academy
- An Excellent Purchase for First Time Buyers and Families
- Excellent Location Close to A127 and Southend Hospital, and Close Proximity to Grammar Schools
- Call to Book a Viewing Today!

### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this charming semi-detached house located on Broomfield Avenue in Leigh-On-Sea. This delightful family home welcomes you with a lovely front garden that leads into a welcoming porch. Upon entering, you will find a spacious lounge at the front, perfect for relaxing or entertaining guests. At the rear, the open-plan kitchen diner is a fantastic feature, complete with a sliding door that opens directly onto the garden, allowing for a seamless indoor-outdoor living experience.

The first floor boasts three well-proportioned bedrooms, two of which are generous double rooms, providing ample space for family living. The third bedroom is also a good size, making it suitable for children, guests, or even a home office. A modern family bathroom completes this level, ensuring convenience for all.

Externally, the property offers a large rear garden, which features a patio area ideal for al fresco dining and a well-maintained lawn, perfect for children to play or for gardening enthusiasts. Additionally, there is an outbuilding that houses three storage sheds, providing extra space for tools, bikes, or outdoor equipment.

This home is situated in a great location, falling within the school catchment for Blenheim Junior School and Eastwood Academy, as well as local grammar schools. It is also conveniently located just a short walk from Southend Hospital and offers easy access to the A127, providing excellent transport links to London.

This property is an ideal choice for families seeking a comfortable and well-connected home in a friendly community. Don't miss the opportunity to make this lovely house your new home.

### Accommodation Comprises

The property is approached via a front garden which is partly laid to lawn with a flower bed border and pathway, external wall lighting and side access to the rear of the property leading to:

### Entrance Porch

Wood effect laminate flooring, skirting, two double glazed windows to the side aspect, radiator. Internal wooden door with glass panels leading into:

### Entrance Hallway

Wood effect lino flooring, skirting, ceiling light, understairs storage cupboard, radiator. Door to:

### Lounge

13'2 x 12'6

Carpeted, skirting, ceiling light, double glazed window to the front aspect, radiator, gas fireplace with wooden mantle and marble effect hearth and back.

### Open Plan Kitchen/Diner

### Kitchen

10'11 x 9'4

Wood effect lino flooring, skirting, spotlighting, double glazed window to the rear aspect, door to side leading to the garden, pantry cupboard. The kitchen is fitted to include a range of base units with wood effect rolled edge worksurfaces and matching eye level wall mounted units, peninsular island with breakfast bar, integrated Bosch oven with Bosch microwave, sink with drainer and mixer tap,

space for dishwasher and washing machine, tiled splashback, Bosch five ring gas hob with extractor over. Open plan to:

### Dining Area

10'1 x 9'1

Wood effect lino flooring, skirting, ceiling light, double glazed UPVC French doors leading to the garden, radiator.

### First Floor Landing

Carpeted, ceiling light, double glazed obscure window to side aspect, access to insulated and boarded loft space with lighting via drop down ladder. Doors to:

### Bedroom One

11'11 x 11'2

Carpeted, skirting, ceiling light, double glazed window to rear aspect, fitted wardrobe, radiator.





### **Bedroom Two**

11'7 x 11'2

Carpeted, skirting, ceiling light, double glazed window to the front aspect, radiator.

### **Bedroom Three**

8'3 x 8'2

Carpeted, skirting, ceiling light, double glazed window to the front aspect, radiator.

### **Bathroom**

7'10 x 7'6

Tiled flooring, part tiled walls, skirting, spotlighting, double glazed obscure window to the side aspect, WC, wash hand basin with mirrored vanity unit over, P-shaped bath with electric shower over, heated towel rail.

### **Externally**

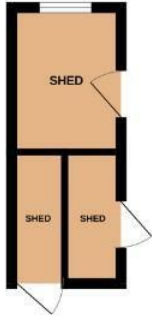
#### **Rear Garden**

The rear garden commences with composite decking area, external wall lighting and water tap, side alley leading to the front of the property, brick built outbuilding area housing three sheds with power and lighting. The remainder of the garden has slate chippings with the rest being laid to lawn with mature flower bed border.

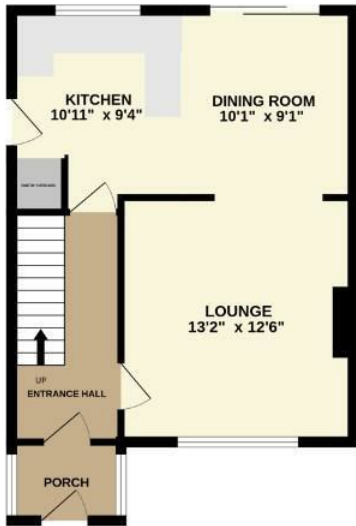




GROUND FLOOR  
540 sq.ft. approx.



1ST FLOOR  
434 sq.ft. approx.



TOTAL FLOOR AREA : 974 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Semi-Detached

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: B

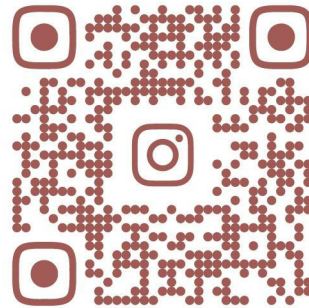
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