Lymington Avenue, Leigh-on-sea, Essex, SS9 2AL

3 bedroom end terraced house / Guide Price £500,000 - £525,000 / t. 01702 555888

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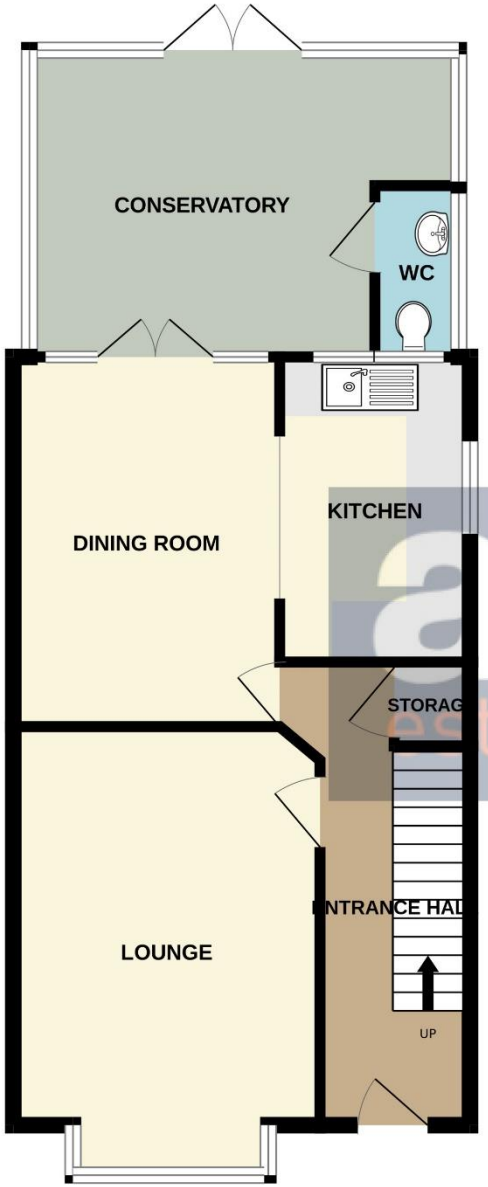
Situated in this highly sought-after turning in the heart of Leigh-on-Sea is this good size three bedroom family home, boasting a generous west facing rear garden. The accommodation comprises two reception rooms, a well fitted kitchen, spacious conservatory and a ground floor W.C. Upstairs offers three well proportioned bedrooms and a modern family bathroom. The property further benefits from uPVC double glazing throughout and gas central heating via a combination boiler.

Perfectly positioned within walking distance of both London Road and the vibrant Leigh Broadway, residents can enjoy an excellent selection of shops, restaurants, cafés and everyday amenities. Leigh-on-Sea mainline railway station, offering direct services to London Fenchurch Street, along with excellent bus links, are also within easy reach. Families will appreciate the property's location within the highly regarded North Street Primary School and Belfair’s Academy catchment areas, making this an ideal home for commuters and growing families alike. Early viewing is highly recommended.

GROUND FLOOR



1ST FLOOR

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A space to call home.

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Highlights

\ Three Bedroom End Terraced Family Home

\ Two Reception Rooms

\ Well Fitted Kitchen

\ Spacious Conservatory

\ Ground Floor W.C

\ Good Size Bedrooms

\ Three Piece Family Bathroom Suite

\ West Facing Rear Garden Measuring Approximately 65ft

\ uPVC Double Glazing Throughout

\ Gas Central Heating Via Combination Boiler

\ Sought After Turning

\ Walking Distance To London Road & Leigh Broadway

\ Close To Leigh Station

\ Excellent School Catchments

\ EPC Rating – D

\ Council Tax Band - C

Double glazed entrance door to entrance hall.

**Entrance Hall 16’6 x 5’3 **
Laminate flooring, radiator, power points, smooth plastered and coved ceiling, carpeted stairs with timber balustrade leading to first floor, thermostat control, understairs storage cupboard housing consumer unit and meters, doors to accommodation off.

**Lounge 16’0 x 10’11 **
uPVC double glazed square bay window to front, fitted carpet, radiator, power points, TV point, feature fireplace, smooth plastered and coved ceiling.

**Dining Room 13’2 x 9’4 **
Laminate flooring, radiator, coved ceiling, power points, TV point, doors to rear leading to conservatory and open to kitchen.

**Kitchen 10’0 x 6’10 **
Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for a cooker, space for a tall fridge freezer, cupboard housing combination boiler, uPVC double glazed windows to rear and side, power points, smooth plastered ceiling.

**Conservatory 15’4 x 10’11 **
Laminate flooring, radiator, power points, uPVC double glazed windows to rear and sides, uPVC double glazed French doors leading to rear garden, space and plumbing for a washing machine, door to ground floor WC.

**Ground Floor WC 6’2 x 3’0 **
Two piece suite comprising push button WC, pedestal wash basin with chrome mixer tap and tiled splashback, laminate flooring, uPVC obscure double glazed window to side.

**Landing **
Fitted carpet, obscure stained glass window to side, loft access hatch, smooth plastered ceiling, power points, doors to accommodation off.

**Bedroom One 16’0 x 10’5 **
uPVC double glazed bay window to front, laminate flooring, power points, radiator.

**Bedroom Two 13’1 x 10’5 **
uPVC double glazed window to rear, fitted carpet, radiator, power points, storage cupboard.

**Bedroom Three 8’2 x 5’11 **
uPVC double glazed window to front, fitted carpet, radiator, power points.

**Bathroom 5’10 x 6’8 **
Three piece suite comprising panelled bath with chrome controls, shower over and separate handheld attachment, pedestal wash basin, push button WC, uPVC obscure double glazed windows to side and rear, smooth plastered ceiling, vinyl flooring, radiator, partly tiled walls.

**Rear Garden **
A lovely west facing rear garden measuring approximately 65ft in depth. Commencing with decking, whilst the remainder is laid to established lawn, well stocked flower beds, fencing to borders, timber shed and summer house to far rear, timber gate providing shared side access to front.

Milanda Hart

Colgate

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