



LYMINGTON AVENUE, LEIGH ON SEA
OIEO: - £700,000 FREEHOLD

EXTENDED DETACHED FAMILY HOME SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION SOUTH OF THE LONDON ROAD

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale this extended detached family home situated in a highly sought-after location south of the London Road within the popular North Street School catchment area.

This lovely family home has a good size lounge, second reception room/play room and a spacious open plan kitchen/diner with separate utility room and ground floor WC. To the first floor are two double bedrooms and a modern bathroom with separate shower. On the second floor you will find a large lovely main bedroom with a Juliette balcony and an en-suite.

To the rear is a large rear garden and with access to rear parking for up to three vehicles.

Within close proximity to all local amenities which includes nearby schools, parks, seafront and station - serving London Fenchurch Street for commuters. Also, within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

We strongly recommend internal viewings to avoid missing out on this gorgeous detached house.

Accommodation: -

Reception Hall: -12'9" x 6'5". Modern front door. Stained glass windows to front. Wood laminate floor. Under stairs storage cupboard. Stairs to first floor. Smooth painted ceiling with spot lights. Door to lounge.

Lounge: -18'4 x 12'7. UPVC bay window to front with modern fitted shutters. Wood laminate flooring. Modern vertical radiator. Stained glass

window to side elevation. Fireplace. Coving, smooth painted ceiling with spot lights.

Reception Room/Play room: - 11'5" x 8'7". Stained glass window to side elevation. Wood laminate flooring. Radiator. Coving, smooth painted ceiling with spot lights. Double open doors to: -

Kitchen/Diner: - 19'8" x 16'1".

Kitchen Area: - 16'1" x 9'10". UPVC window to rear. Range of modern fitted low and eye level units with integrated Neff oven, grill & dishwasher. Space for American fridge/freezer. Marble worktops with Neff induction hob, extractor over & butler style sink. Breakfast bar. Coving, smooth painted ceiling with spot lights. Tiled floor.

Dining Area: - 16'1" x 10'2". UPVC bi-folding doors to rear. Wood laminate flooring, radiator and storage cupboard. Coving to smooth painted ceiling with spot lights.

Utility Room: - 8'1" x 6'5". Range of modern base and eye level units with space for washing machine & tumble dryer. Worksurfaces with integrated sink. Smooth painted ceiling with spot lights and tiled floor.

Cloakroom/Wc: - Two-piece suite comprising low level WC and wall mounted basin. Smooth painted ceiling with spot lights. Tiled floor.

First Floor Landing: -UPVC window to front with modern fitted shutters and further UPVC window to side. Radiator. Great WFH space with ample room for desk and storage. Doors to all rooms. Smooth painted ceiling with spot lights.

Bedroom Two: -13'8" x 12'7". - UPVC bay window to front and UPVC window to side with modern fitted shutters. Radiator. Fitted wardrobes. Coving to smooth painted ceiling with spot lights.

Bedroom Three: -11'5" x 11'2". UPVC window to rear and side with modern fitted shutters. Radiator. Coving to smooth painted ceiling with spot lights.

Bathroom: -7'10" x 6'10". Obscure UPVC window to rear. Four-piece suite comprising low level WC, basin, bath and shower cubicle. Smooth painted ceiling with spot lights. Radiator. Partly tiled walls. Tiled floor

Bedroom One: -17'10" x 13'9". UPVC Juliette balcony doors to rear. Velux window to front. Free standing roll top bath with mixer taps and shower attachment Radiator. Fitted wardrobes and eave storage. Smooth painted ceiling. Spot lights.

En-suite: - Obscure UPVC window to rear. Three-piece suite comprising low level WC, basin and shower cubicle. Partly tiled walls. Radiator. Smooth painted ceiling with spot lights.

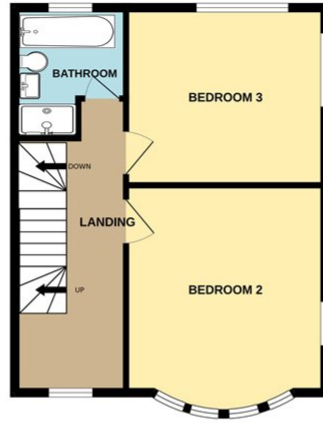
Rear Garden – A lovely large East backing rear garden approached via newly decked patio area with steps down to a lawn. Fenced borders. Shed to rear. Access via gate leading to off street parking for up to three vehicles.



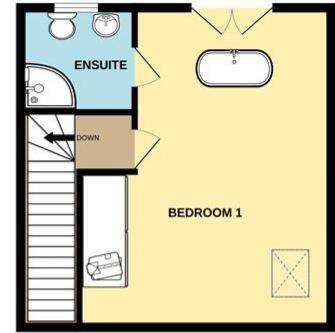
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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