



LANSDOWNE AVENUE, LEIGH ON SEA
GUIDE PRICE:- £525,000 TO £550,000 FREEHOLD

THREE BEDROOM SEMI- DETACHED HOUSE SOUTH OF THE LONDON ROAD

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DESCRIPTION:

Guide Price £525,000 to £550,000

Winkworth are delighted to bring to the market this good size three-bedroom semi-detached house. The property comprises of lounge, kitchen/diner and cloakroom to the ground floor. To the first floor are three bedrooms and family bathroom. There is a good size rear garden.

Located south of the London Road, this family home is just moments from the ever-popular Leigh Broadway which is home to an abundance of shops, bars and eateries. Chalkwell Railway Station is a short walk away, along with convenient bus links and London Road. You will find Chalkwell Beach, Chalkwell Park and Old Leigh all within a close distance. Being within the Chalkwell Hall School catchment and nearby to Chalkwell Park.

The property is being offered for sale with no onward chain and we would strongly advise an early viewing.

Accommodation: -

Entrance door with window to side: -

Entrance hall, stairs to first floor, radiator and door to: -

Lounge area: - 13'85 x 10'56 Double glazed bay window to front. Feature fireplace, radiator and coving to ceiling. Opening to: -

Kitchen/diner: -16'42 x 12'22 Double glazed window and door to rear. Kitchen comprising of range of working surfaces with tiled splash backs, base unit below, wall mounted units to one wall. Inset stainless steel unit with mixer tap over, inset electric hob with extractor hood over and oven to side. Wall mounted Logic gas boiler, radiator

Ground floor cloakroom: - Window to side, wall mounted wash hand basin with tiled splash back. Low level wc and radiator. Storage cupboard.

First floor landing: - Doors to all rooms

Bedroom One: -13'9 x 10'77 Double glazed bay window to front, radiator and picture rail.

Bedroom Two: - 12'23 x 10'8 Double glazed window to rear and radiator. Built in cupboard housing hot water tank and shelving.

Bedroom Three: - 7'43 x 5'48 Double glazed window to front and radiator.

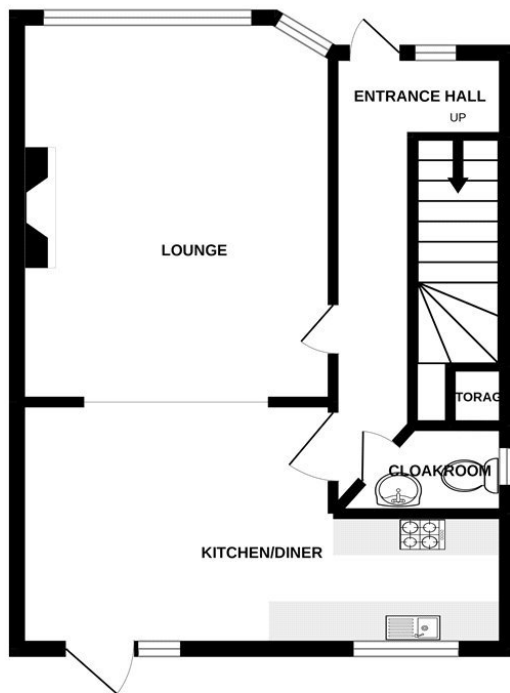
Bathroom 6'7 x 7'45 Double glazed obscure window to rear. White four-piece suite comprising of Bath, low level wc, wash hand basin and separate shower cubical, part tiling to walls radiator

Rear garden: - Commences with paved patio area, remainder is laid to lawn with flower borders

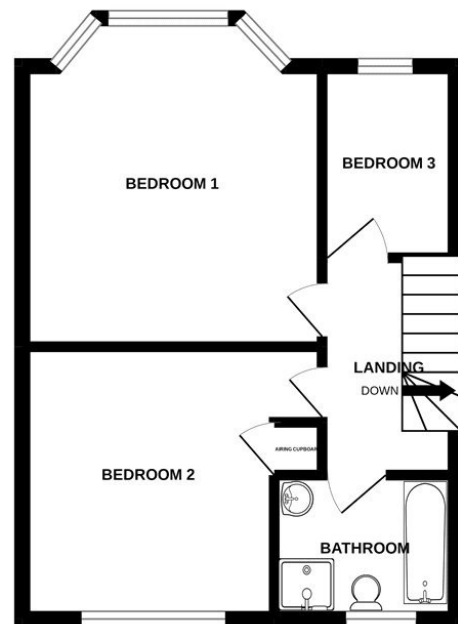
Storage building.



GROUND FLOOR

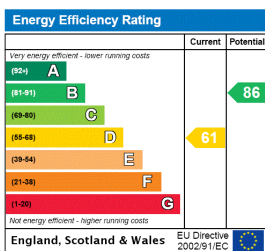


1ST FLOOR



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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