

SCOTT &  
STAPLETON

LYMINGTON AVENUE  
Leigh-On-Sea, SS9 2AL  
£550,000





## LYMINGTON AVENUE

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LEIGH-ON-SEA, SS9 2AL

Scott & Stapleton are delighted to offer for sale this charming family house situated in a sought after location south of London Road within easy walking distance of the ever popular Leigh Broadway.

This super property benefits from 3 bedrooms & 2 large reception rooms together with a great size, west backing rear garden and the added bonus of off street parking.

The property is close to all amenities including local schools, shops, parks and is with walking distance of Leigh mainline railway station.

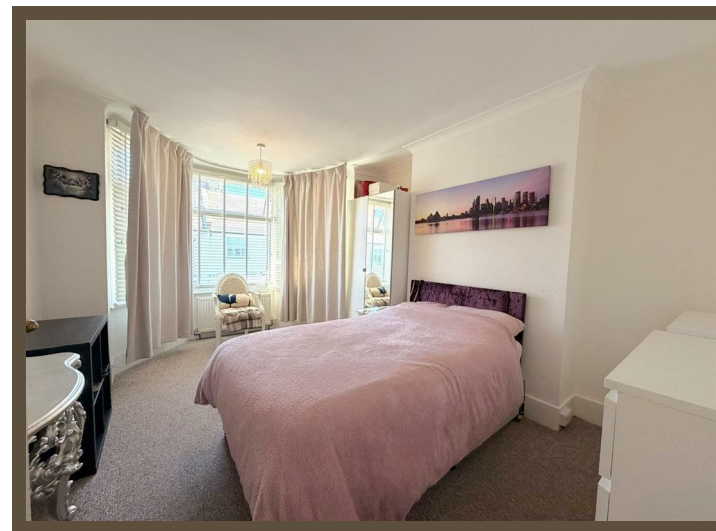
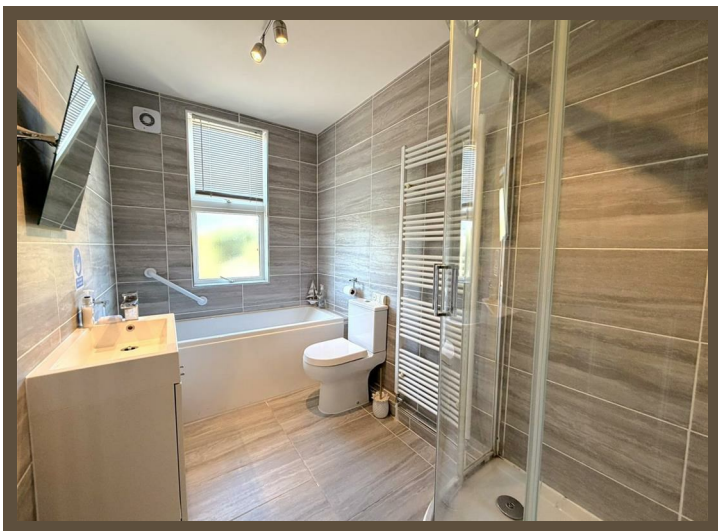
Offered with vacant possession & no onward chain, this is a great opportunity to purchase a good size, family home in a desirable location. An early internal inspection is strongly advised.

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## Accommodation comprises

Half obscure UPVC double glazed entrance door leading to porch.

## Entrance porch

1.5 x 1.3 (4'11" x 4'3")

Obscure UPVC double glazed windows to front & side. Part glazed panelled double doors leading to lounge.

## Lounge

5.5 x 5 (18'0" x 16'4")

Large, bright room with UPVC double glazed bay window to front. Stairs to first floor with understairs storage cupboard, feature fireplace, laminate flooring, radiator, 4 wall light points.

## Kitchen/diner

6.7 x 5.5 reducing to 3.6 (21'11" x 18'0" reducing to 11'9")

UPVC double glazed patio doors to rear on to garden. Range of Shaker style base & eye level units with integrated double electric oven, separate 5 ring gas hob, extractor fan & fridge/freezer. Spaces for washing machine & dishwasher. Wood effect worktops with inset stainless steel one and a quarter bowl sink unit with mixer tap & matching drainer, laminate flooring, radiator, coved ceiling with ceiling spotlights

## Ground floor cloakroom

2.1 x 0.6 (6'10" x 1'11")

Obscure UPVC double glazed window to rear. Low level WC & wall mounted wash hand basin, laminate flooring.

## First floor landing

Loft access. Panelled doors to all rooms.

## Bedroom 1

4.9 x 3.5 (16'0" x 11'5")

UPVC double glazed window to front. Radiator.

## Bedroom 2

4.1 x 3.1 (13'5" x 10'2")

UPVC double glazed window to rear. Range of fitted wardrobes, radiator.

## Bedroom 3

2.1 x 1.9 (6'10" x 6'2")

UPVC double glazed window to front. Radiator.

## Bathroom

3 x 1.7 (9'10" x 5'6")

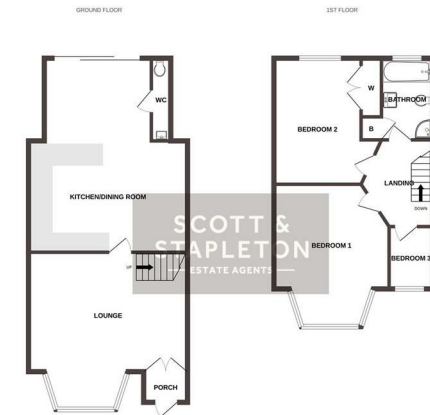
Obscure UPVC double glazed window to rear. Modern white suite including panelled bath with mixer tap, separate shower cubicle, low level WC & large wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & floor, heated towel rail, fitted mirror, extractor fan, fitted cupboard housing Worcester combination boiler.

## Front garden

Block paved front garden providing off street parking.

## Rear garden

Large, sunny, west facing rear garden extending to approx. 70'. Large patio to immediate rear leading to extensive lawn with flower borders. Fully fenced, outside tap.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>