



## Picketts Avenue, Leigh-on-Sea

### Guide Price £835,000 Freehold

- STUNNING DETACHED CHARACTER RESIDENCE
- PLOT MEASURING APPROXIMATELY 150FT X 60FT
- SPACIOUS GARDEN WITH LARGE PATIO AREA AND THE REST GRASS LAID TO LAWN
- THREE BATHROOMS (INCLUDING AN ENSUITE BATHROOM) AND A DOWNSTAIRS W/C
- EASY ACCESS TO THE A127 AND A SHORT DRIVE TO LEIGH BROADWAY
- FOUR BEDROOMS WITH THE PRINCIPAL BEDROOM FEATURING A WALK IN WARDROBE AND EN-SUITE BATHROOM
- FOUR RECEPTION ROOMS AND A STUDY
- IN AND OUT DRIVEWAY WITH AMPLE SPACE FOR PARKING
- LARGE GARAGE (A SAUNA ROOM IS ALSO BUILT IN WITH SHOWER AND CHANGING ROOM)
- RARELY AVAILABLE OPPORTUNITY WITH NO ONWARD CHAIN





An exceptional detached character residence occupying a large plot measuring approximately 150ft x 60ft, this is a rare opportunity to acquire a property of this nature.

Sitting in an unoverlooked and quiet position, you are greeted entrance to the property via a paved in & out driveway which gives a fantastic first impression when first approached, this driveway provides plenty of space for parking and gives access down the side of the property to the large garage. There are a variety of maintained shrubs, trees and greenery to the immediate front of the property which gives the property a real sense of privacy on the approach.

The home consists of character and charm throughout, while also providing ample space to make your own. This is immediately felt when entering the home as it gives a warm and inviting feeling making it truly feel like home. This of course can be fully appreciated with an internal viewing.

You will enter the property through an arched wooden door that first takes you into a smaller hallway that eventually leads to the main entrance hall. Although as you come through the door you have an office, a downstairs w/c and a storage cupboard.

Further internally you have a wealth of living space with versatility for a range of uses this includes the principle living room which features a stunning fire place and dual aspect windows that fill the room with huge amounts of natural light, this extends into a further reception area that gives access to the rear garden. In total you have a collection of four reception rooms with a main dining room as well as a separate breakfast/dining space off of the kitchen.

The kitchen is presented to a lovely standard with a generous range of worktop space and cupboards while consisting of traditional detailing and style. The kitchen benefits from integrated appliances that include a built in microwave and oven, dishwasher and space for a washing machine. With its classic styling, ample storage and excellent connection to the adjoining dining space, this a timeless and versatile family kitchen.

The first floor features four well proportioned bedrooms, making this ideal for family living. The principal bedroom features a walk-in-wardrobe and an en-suite bathroom which features a three piece suite that includes a shower cubicle, w/c and wash hand basin. A further two bathrooms are given on the first floor, which totals to three bathrooms on this level. Both bathrooms are presented to a contemporary standard with one featuring a shower, bidet, w/c and wash hand basin, while the other features a his and hers sink with vanity unit and a bathtub.

The rear garden is a fantastic size and offers an extension of entertaining space and relaxation ideal for family living and lifestyle. Immediately as you enter the garden you are brought out on to a large paved patio area with elegant white balustrading. The established surrounding greenery creates a wonderfully private and tranquil setting, while the patio offers offers ample space for outdoor dining and seating. This garden has a great mix of a hard standing patio area and the rest is grass laid to lawn.

Additionally you have a large garage measuring 33'6 x 15'9, this offers great convenience. Built into the garage you also, have a sauna room, that incorporates a shower and changing room.

This property is ideally situated within the catchment area for both Blenheim Primary School and Belfairs Academy, making it a perfect choice for families. You are also within easy access to the A127, Southend Hospital and within a short drive to Leigh Broadway with all its amenities.

Enquire today for a viewing for this rarely available unique opportunity. Offered to the market with vacant possession, therefore no onward chain.

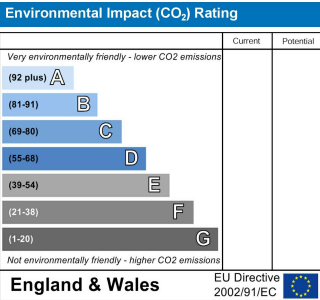
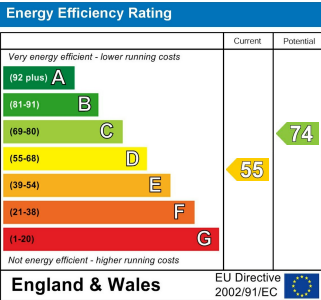
#### Hallway

#### Entrance hall

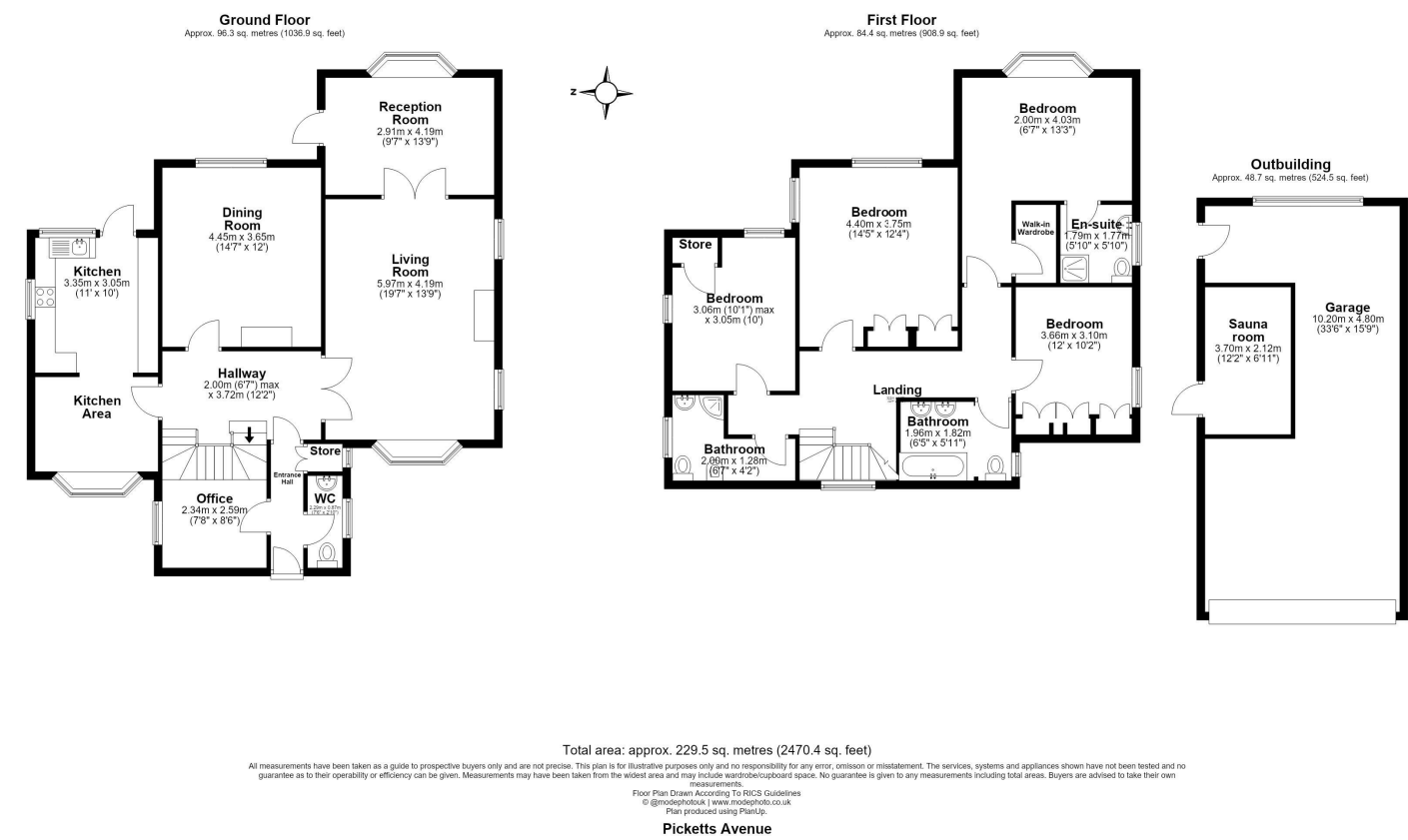


- Living room
- Reception room
- Main dining room
- Breakfast room
- Kitchen
- Bedroom 1
- En-suite
- Walk in Wardrobe
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom 1
- Bathroom 2
- Garage
- Sauna Room
- Garden
- In and out driveway

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout



Local Authority **Southend-on-Sea**  
Council Tax Band **F**  
EPC Rating **D**



### Sales Office

190 London Road, Southend-On-Sea,  
Essex, SS1 1PJ

### Contact

01702 34 11 77

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.