

HUNT ROCHE

The Estate Agent

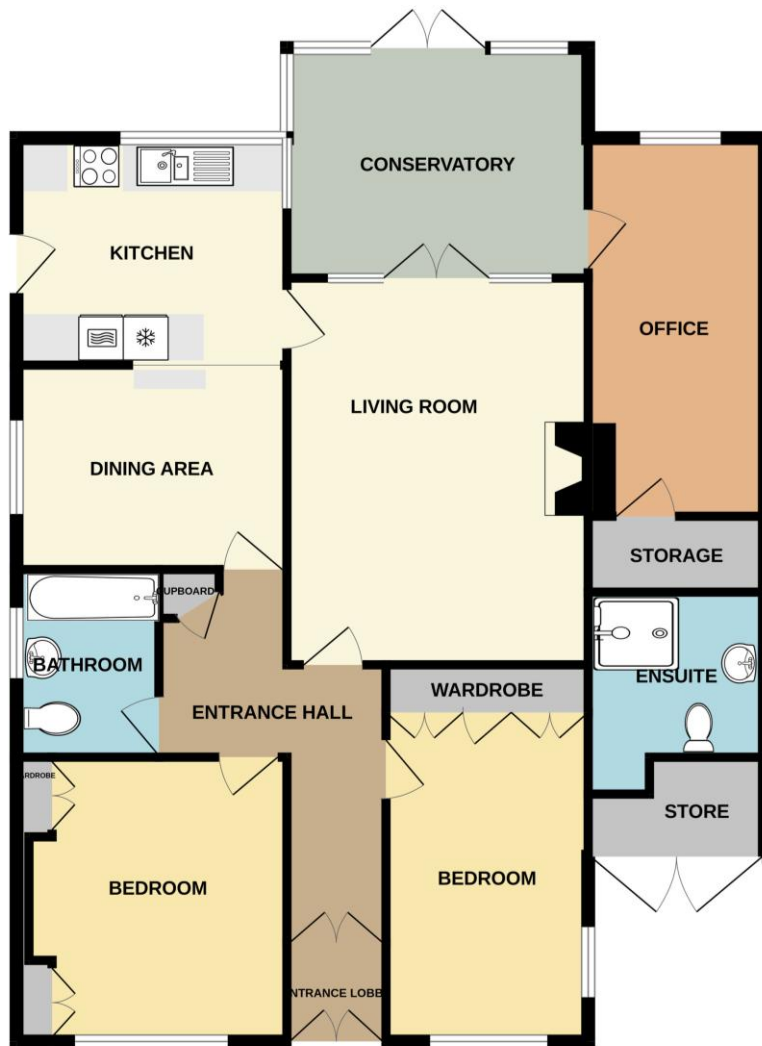


Asking Price: £675,000

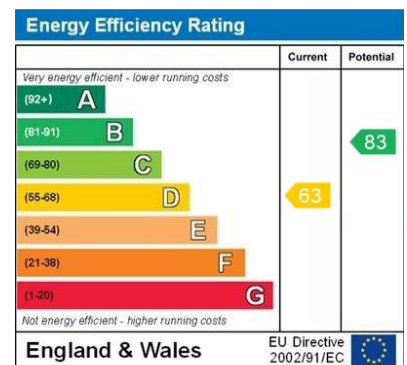
41 Leitrim Avenue, South Shoeburyness, Essex, SS3 9HD



SOUTH SHOEBURY LOCATION!! Highly desirable and much requested Leirim Avenue position. A wonderful opportunity to purchase this versatile deceptively spacious **DETACHED** bungalow with a large rear garden and located within very close proximity to Shoebury Common and Thorpe Esplanade. An immediate viewing is advised.



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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- Well presented detached bungalow ideally located in a sought after 'South Shoebury' position just moments from Beachfront
- Offering a plot with a generous sized frontage
- Established generous size rear garden
- Master bedroom with access to En Suite Shower Room
- Three piece Bathroom suite
- Modern fitted Kitchen with Dining Area
- Light and airy Living Room
- Double glazed Conservatory

- Located within easy reach of Thorpe Bay Broadway, Thorpe Bay Station and local bus services with many other surrounding local leisure facilities
- Viewing advised

Entrance: Double door to;

Entrance Lobby: Coving to smooth plastered ceiling. Double doors leading to;

Hallway: Built-in storage cupboard. Radiator. Access to loft space. Coving to smooth plastered ceiling.

Main Bedroom: 13'10" (4.22) x 8'6" (2.6) excluding wardrobes Double glazed windows to front and side aspects. Radiator. Fitted wardrobes to one wall. Coving to smooth plastered ceiling. Doorway through to;

En Suite Shower Room: Skylight window. Fitted with a modern three piece suite comprising enclosed shower cubicle with 'Mira' shower unit inset and shower screen, suspended wash hand basin and low level W.C. Ladder style heated towel rail/radiator. Extractor fan. Smooth plastered ceiling with inset spotlights.

Bedroom Two: 12'1" x 11'9" (3.68m x 3.58m) Double glazed window to front aspect. Radiator. Fitted wardrobes to one wall with recess for bed. Coving to textured ceiling,

Bathroom: Obscure double glazed window to side aspect. Fitted with a three piece suite comprising panel enclosed bath with 'Triton' shower over and shower screen, pedestal wash hand basin and low level WC. Ladder style heated towel rail/radiator. Tiling to walls. Tiled floor.

Dining Area: 11'9" x 8'8" (3.58m x 2.64m) Double glazed window to side aspect. Radiator. Coving to smooth plastered ceiling. Open plan through to;

Kitchen: 11'8" 9'8" (3.56m 2.95m) Double glazed windows to rear with views across the garden with further double glazed door to side aspect. Fitted with a range of modern white base and level units with square edge working surfaces over with one and a quarter sink and drainer unit inset. 'Zanussi' oven with split level electric hob. Integrated and concealed washing machine, fridge, freezer and dishwasher (to remain). Tiled walls. Wall mounted boiler serving domestic hot water and central heating system. Double banked radiator. Doorway through to;

Living Room: 16'6" x 12'10" (5.03m x 3.9m) Double glazed 'French' doors through to Conservatory. Marble effect fireplace with hearth and gas coal effect fire inset. Radiator. Wall light points. Coving to smooth plastered ceiling. Door through to Kitchen & Hallway.

Conservatory: 12'4" x 9'5" (3.76m x 2.87m) Double glazed windows to all elevations. French doors leading out to the rear garden. Vaulted glazed roof. Radiator. Wall light points. Door to;

Office: 15'3" x 6'11" (4.65m x 2.1m) Double glazed window to rear aspect. Radiator. Door to large walk-in storage cupboard (measures 7'2" x 3'10" with power and light connected). Smooth plastered ceiling with spotlights.

To The Outside of the Property:

The secluded rear garden measures approximately 100ft in length and is approached via the Conservatory and commences with a paved patio area with the remainder of the garden being laid to lawn. The garden is well stocked with a variety of Mature shrub, plants and trees to the borders. To the rear of the garden is a timber shed, summer house and greenhouse with an additions patio/seating area. Gated side access. External lighting. External water tap.

Store Room: 7' x 4' (2.13m x 1.22m) Double door to front.

Council Tax: Band E

PRELIMINARY DETAILS - AWAITING VERIFICATION



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 10/7/2026