

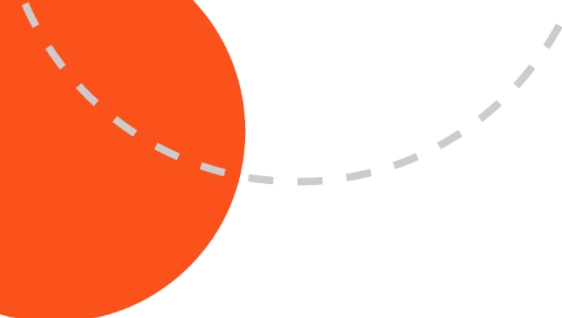


Hamilton Close, Leigh-On-Sea, Essex, SS9 3RN

3 bed semi detached / **OFFERS IN EXCESS OF** £580,000 / t. 01702 555888

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Offering modern trends whilst retaining plenty of charm and character is this extended and versatile **three bedroom** semi detached family home. Boasting large family room incorporating well fitted kitchen, lounge/ground floor bedroom three and ground floor shower room together with two double bedrooms, a four piece family bathroom suite and study to the first floor whilst there is a large loft room to the second floor. Outside there is a private rear garden measuring approximately 70ft in depth, outbuilding (ideal for home office/studio etc.) storage facility and off street parking to front. Also benefiting from doubler glazing throughout and gas central heating via combination boiler.

Tucked away in the quiet yet convenient 'Hamilton Close', a cul de sac on the ever popular Highlands Estate within walking distance of Leigh Mainline Station (approx. 20 minutes) with direct routes into London Fenchurch Street, Belfair's woods and local shops. Leigh Broadway is also a short distance away and excellent local schools can be found nearby. Viewings advised.

Find us on



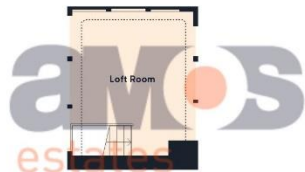
A space to call home.



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1484.34 ft²
137.9 m²

Reduced headroom

51.24 ft²
4.76 m²

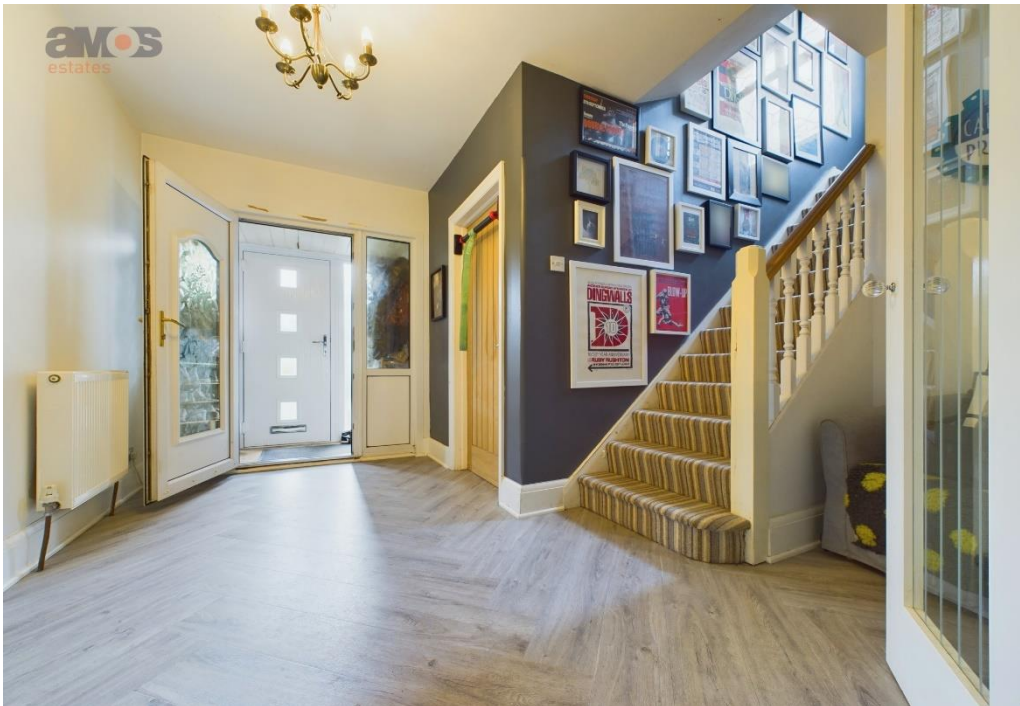
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Well Presented & Spacious Three Bedroom Semi Detached House
- / Extended
- / Versatile Accommodation
- / Large Family Room Incorporating Kitchen
- / Ground Floor Shower Room
- / Lounge/Ground Floor Bedroom
- / Two Double Bedrooms To First Floor
- / Four Piece Family Bathroom Suite
- / Study
- / Loft Room
- / Secluded Approx. 70ft Rear Garden
- / Outbuilding (ideal for office/studio etc.)
- / Storage Facility
- / Off Street Parking
- / Quiet Cul De Sac
- / Approx. 20 Minute Walk To Station
- / Close To Shops, Amenities And Local Woods
- / Excellent School Catchments

Composite entrance door opening to:

Entrance Porch \ Wood effect flooring, obscure double glazed entrance door opening to:

Entrance Hall 11'9 x 11'5 Maximum Measurements \

Karndean flooring, power points, radiator, carpeted stairs leading to first floor accommodation, smooth plastered ceiling, doors to accommodation off.

Family Room Incorporating Kitchen 30'6 Reducing To 24'3

x 18'9 \ A lovely living area open plan to kitchen. Comprising sink with swan neck tap inset into range of roll edge worktop forming breakfast bar facility with cupboards and drawers beneath and matching base and eye level units to opposing wall, inset four ring gas hob with chimney style extractor above and glass back plate, space and plumbing for dishwasher, space and plumbing for washing machine, space for American style fridge/freezer, integrated double oven, power points, USB charging points, Karndean flooring, two radiators, T.V point, double glazed windows to side and rear, double glazed french door leading to garden, smooth plastered ceiling, door leading to:

Inner Lobby \ Double glazed door to side leading to sideway, double glazed window to rear, tiled flooring, power points, door to:

Ground Floor Shower Room \ Three piece suite comprising shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, extractor.

Lounge/Ground Floor Bedroom Three 13'5 x 11' \ Double glazed leadlight square bay window to front, Karndean flooring, radiator, power points, smooth plastered and covered ceiling.



Landing \ Fitted carpet, obscure double glazed window to side, fitted carpet, power points, smooth plastered ceiling, doors to accommodation off.

Bedroom One 13'6 x 11'10 Into Wardrobe Depth \ Double glazed leadlight bay window to front, ranger of fitted wardrobes with mirror fronted sliding doors, fitted carpet, power points, radiator, smooth plastered and coved ceiling, USB charging points.

Bedroom Two 11'5 x 10'8 \ Double glazed window to rear, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling.

Bathroom 10'7 x 6'10 \ Four piece suite comprising panelled bath with chrome controls, push button w.c, vanity wash basin with chrome mixer tap and storage below, shower cubicle with shower over, tiled walls and flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, cupboard housing Vaillant combination boiler and shelving.

Study/Inner Hallway 11'7 x 6'10 \ Double glazed leadlight window to front, fitted carpet, power points, smooth plastered ceiling, stairs leading to:

Loft Room 13'5 x 11'6 \ Fitted carpet, two Velux windows, power points, eaves storage, smooth plastered ceiling with inset spotlights.

Rear Garden \ The property benefits from a good size rear garden measuring approximately 70ft in depth. Commencing with large expanse of patio providing outside seating facility, the remainder is laid to established lawn, screen panelled fencing to borders, timber shed, outbuilding to far rear, outside tap, access to storage facility.





Outbuilding 14'4 x 11'4 \ A handy space ideal for home office/studio etc. Double glazed doors and window to front, power points, smooth plastered ceiling with inset spotlights.

Storage Facility 7'10 x 7'2 Plus Recess \ Power and light connected, double doors to front, double glazed door to and from garden.

Front Garden \ Driveway providing off street parking.



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