



Montague Avenue, Leigh-On-Sea, Essex, SS9 3SL

4 bed semi detached house / £625,000 / t. 01702 555888







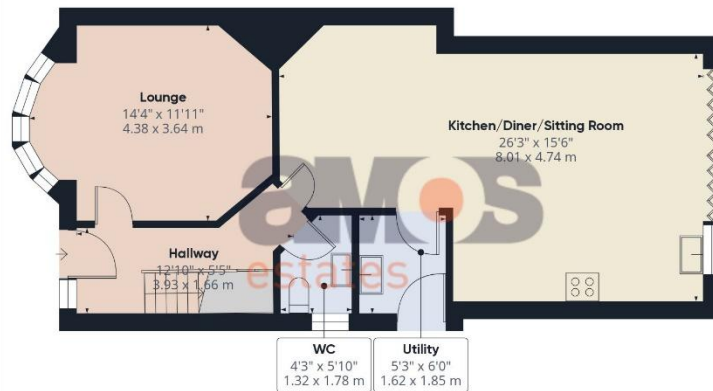
Situated in the heart of the Highlands Estate is this extended, deceptively spacious **four bedroom** semi detached family home set over three floors, in excellent condition throughout. Boasting ample reception rooms, well fitted kitchen, utility room and ground floor w.c together with three bedrooms and a family bathroom to the first floor whilst to the second floor there is a stunning master bedroom with luxury en-suite shower room. Outside there is a good size west facing rear garden and off street parking to front. Also benefiting from upvc double glazing throughout, gas central heating via combination boiler and lovely views over the surrounding area towards woodland.

Located in the ever sought after Montague Avenue, a short stroll from Belfair's Woods and golf course, local shops and amenities whilst also being within easy reach of Leigh Broadway and Leigh mainline station. Excellent local schools can also be found nearby, the property being within the Westleigh Primary and Belfair's Academy school catchments. Viewings advised.

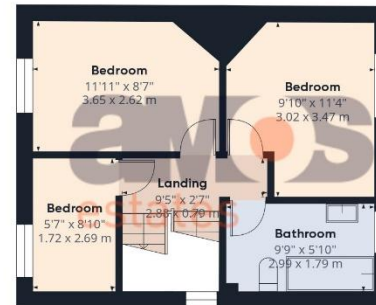
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# A space to call home.



Floor 0



Floor 1



Floor 2

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**Approximate total area<sup>(1)</sup>**

1211.04 ft<sup>2</sup>

112.51 m<sup>2</sup>

**Reduced headroom**

16.05 ft<sup>2</sup>

1.49 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Highlights

- / Extended Four Bedroom Semi Detached Family
- / Well Presented Throughout
- / Ste Over Three Floors
- / Ample Reception Rooms
- / Well Fitted Kitchen
- / Utility Room
- / Ground Floor W.C
- / Modern Family Bathroom Suite
- / Stunning Master Suite With En-Suite Shower Room
- / Views Towards Woodland
- / West Facing Rear Garden
- / Off Street Parking
- / Sought After Highlands Estate
- / Westleigh Primary & Belfair's Academy Catchments
- / Walking Distance To Woods
- / Easy Reach Of Transport Links
- / EPC Rating – C
- / Combination Boiler (Installed in 2020)



Composite entrance door with upvc obscure double glazed window adjacent opening to:

**Entrance Hall** \ Wood effect flooring, carpeted stairs with timber balustrade leading to first floor, radiator, power points, Nest heating controls, smooth plastered and coved ceiling, understairs storage cupboard, doors to accommodation off.

**Lounge 14'4 x 11'11** \ Upvc double glazed bay window to front with made to measure shutters, radiator, fitted carpet, smooth plastered and coved ceiling, power points, T.V point.

**Family Room Incorporating Sitting Room & Kitchen/Diner 26'3 x 15'6 Max** \

**Sitting Room** \ Wood effect flooring, radiator, power points, smooth plastered and coved ceiling, door leading to utility room.

**Kitchen/Diner** \ Double bowl stainless steel sink and drainer unit with extendable swan neck mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level unit, space for Range style cooker with chimney style extractor above, integrated fridge/freezer, integrated dishwasher, under cupboard lighting, tiled splashbacks, smooth plastered and coved ceiling with inset spotlights, roof lantern, upvc double glazed window to rear with adjacent bi-folding doors providing access to rear garden, radiator, power points.

**Utility Room 6' x 5'3** \ Stainless steel sink and drainer unit with swan neck mixer tap inset into range of roll edge worktops with cupboard beneath and above, space and plumbing for washing machine, cupboard housing combination boiler (installed in 2020), tiled splashbacks, power points, wood effect flooring, upvc double glazed door to side leading to sideway, extractor, smooth plastered ceiling with inset spotlights.

**Ground Floor W.C** \ Modern two piece suite comprising push button w.c, pedestal wash basin with chrome mixer tap, half tiled walls, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

**Landing** \ Continuation of fitted carpet, smooth plastered ceiling, carpeted stairs leading to second floor accommodation, power points, upvc obscure double glazed window to side, doors to accommodation off.





**Bedroom Two 11'11 x 8'7** \ Upvc double glazed window to front with made to measure shutters, fitted carpet, power points, radiator, air conditioning unit, smooth plastered ceiling.

**Bedroom Three 11'4 x 9'10** \ Upvc double glazed window to rear with made to measure shutters, fitted carpet, power points, radiator, smooth plastered ceiling.

**Bedroom Four 8'10 x 5'7** \ Upvc double glazed window to front with made to measure shutters, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom** \ Modern three piece suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled effect flooring, heated towel radiator, upvc obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor, tiled walls.

**Second Floor Landing** \ Fitted carpet, upvc obscure double glazed window to side, power points, smooth plastered ceiling with inset spotlights, eave storage space at half landing housing CCTV system, door leading to:

**Bedroom One 15'9 x 11'5** \ Upvc double glazed window to rear with lovely outlook over surrounding neighbourhood towards Belfair's woods, fitted carpet, radiator, smooth plastered ceiling with inset spotlights, boarded eaves storage space, wall light points, air conditioning unit, thermostat control, door to:

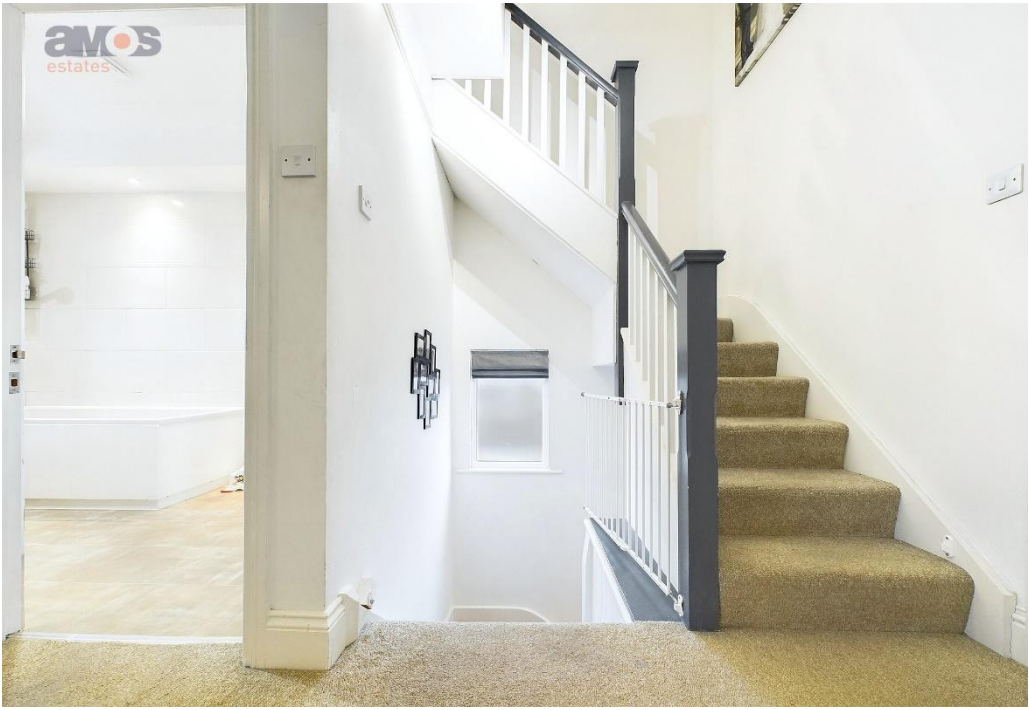
**En-Suite Shower Room** \ Stunning three piece suite comprising large shower cubicle with drench style showerhead above and separate handheld attachment, push button w.c, wall hung vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, underfloor heating, towel radiator, smooth plastered ceiling with inset spotlights, extractor, upvc obscure double glazed window to rear.

**Rear Garden** \ The property benefits from a lovely west facing rear garden commencing with area laid to patio with decking adjacent both providing excellent outside seating facilities, established lawn to remainder, timber shed to far rear, fencing to borders, well stocked flowerbeds, outside tap, side access to front via timber gates.

**Front Garden** \ Driveway providing off street parking with flowerbed adjacent.



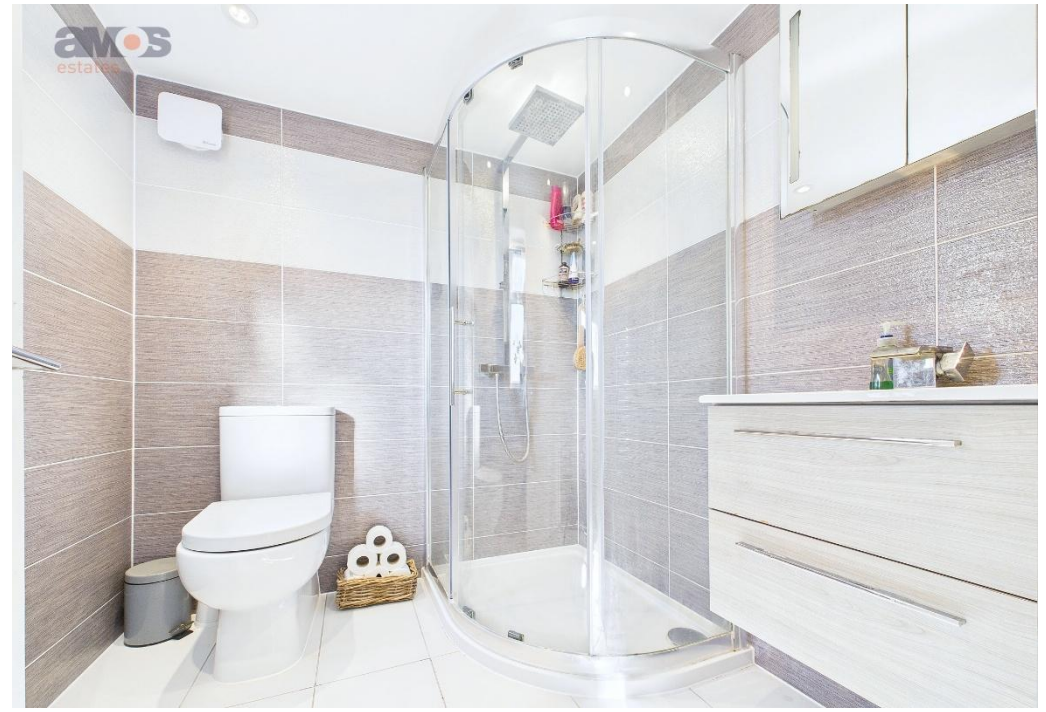




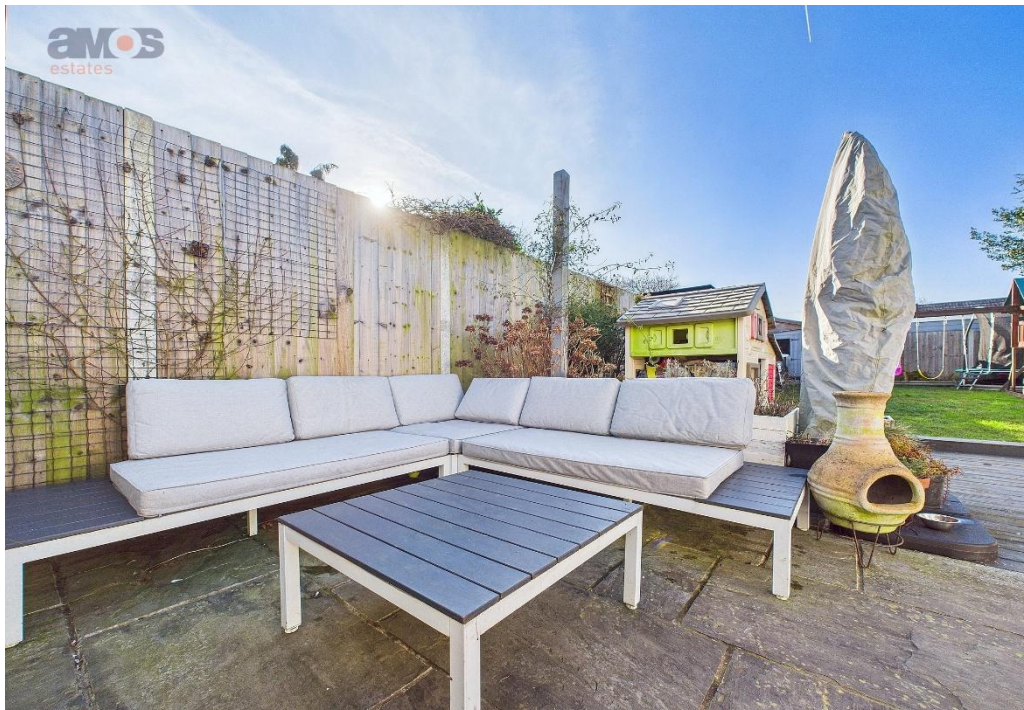
















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