



FOR SALE

Hamilton Close, Leigh-On-Sea SS9 3RN

Offers In Excess Of £580,000 Freehold Council Tax Band - D

- Three Bedroom Semi-Detached Family Home
- Sought After Highlands Estate
- Large Rear Garden With Outbuilding
- Spacious Lounge/Kitchen Area
- Three Great Sized Bedrooms
- In Catchment For 'Outstanding' Schools
- Two Bathrooms
- Driveway With Parking For Two Vehicles
- Garage Space
- Situated Close To Local Amenities

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

We are pleased to bring to market, Hamilton Close of Leigh-On-Sea, this delightful semi-detached house offers a perfect blend of space, comfort, and convenience. Built in circa 1930, this property exudes character and warmth, boasting a large reception room, 3/4 bedrooms, and 2 bathrooms spread across 1,512 sq ft of living space.

As you step inside, you are greeted by a welcoming atmosphere, ideal for both relaxing evenings and lively family gatherings. The spacious lounge seamlessly flows into the kitchen, creating a fantastic area for entertaining loved ones.

Situated in a tranquil cul-de-sac within the sought-after Highlands Estate, this home not only offers a peaceful retreat but also provides easy access to outstanding schools, making it an ideal choice for families.

One of the standout features of this property is the large rear garden, complete with an outbuilding and additional garage space. Imagine enjoying sunny afternoons in this expansive outdoor area, perfect for children to play in or for hosting summer barbecues with friends and family. Furthermore, the convenience of parking for several vehicles adds to the appeal of this wonderful home, ensuring that you never have to worry about finding a spot for your cars.

This three-bedroom semi-detached property in Hamilton Close is a rare find, offering a harmonious blend of comfort, space, and convenience in a highly desirable location. Don't miss the opportunity to make this house your home and create lasting memories in this inviting space.

Porch

Double glazed obscure panelled door to entrance porch, wooden flooring, double glazed obscure door to entrance hallway.

Hallway

Wooden flooring, radiator, pendant lighting.

Lounge/Kitchen

Wooden flooring, double glazed window to rear aspect, double glazed window to side aspect, double glazed French doors to rear aspect, radiator, base & wall units, built in island with ceramic sink & storage, 4 point gas hob with extractor over, integrated oven & grill, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, pendant lighting, double glazed door to side aspect.

Shower Room

Tiled flooring, heated towel rail, shower cubicle, W/C, hand basin, extractor, spotlight lighting.

Bedroom 3/Reception Room

Wooden flooring, radiator, double glazed bay window to front aspect, coving to ceiling, ceiling rose, pendant lighting.

Landing

Carpet flooring, double glazed obscure window to rear aspect, ceiling rose, pendant lighting.

Bedroom 1

Carper flooring, radiator, double glazed bay window to front aspect, fitted wardrobes, coving to ceiling, ceiling rose, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, hand basin with storage under, panelled bath, shower cubicle, W/C, extractor, storage cupboard, spotlight lighting.

Office

Carpet flooring, radiator, pendant lighting, stairs leading to loft room.

Loft Room

Carpet flooring, single glazed skylight to rear aspect, eaves storage, spotlight lighting.

Outbuilding

Double glazed French doors to entrance, wooden flooring, power and lighting.

Garage

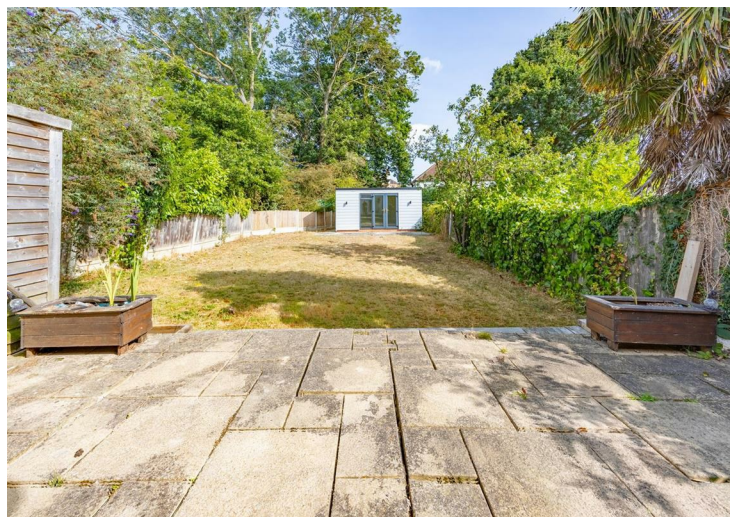
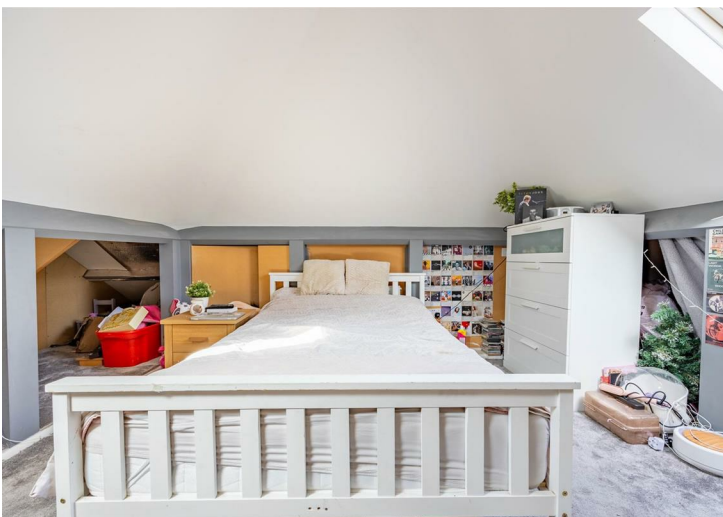
Wooden door to entrance, power & lighting, concrete flooring.

Rear Garden

Patio seating area, laid lawn, shrubs & flowerbeds.

Front Of Property & Parking

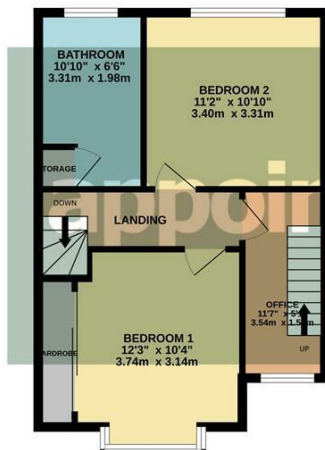
Crazy paved driveway with space for two vehicles, concrete pathway leading to entrance, mature trees, shrubs & flowerbeds.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



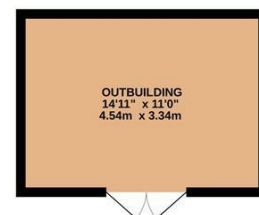
1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



OUTBUILDING
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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