

SCOTT &  
STAPLETON

BUXTON SQUARE  
Leigh-On-Sea, SS9 3UD  
£950,000





## **BUXTON SQUARE**

**£950,000**

**LEIGH-ON-SEA, SS9 3UD**

Scott & Stapleton are excited to offer for sale this super detached family home located in one of Leigh's most sought after locations being within the popular West Leigh Schools catchment area & overlooking a delightful wooded square.

This fabulous property has been extended and maintained over the many years the current owners have been there and benefits from well planned & extremely spacious accommodation including 4 double bedrooms, 4 bathrooms, impressive open plan lounge/diner, super kitchen/family room & useful home office/play room.

Scott & Stapleton are excited to offer for sale this super detached family home located in one of Leigh's most sought after locations being within the popular West Leigh Schools catchment area & overlooking a delightful wooded square.

This fabulous property has been extended and maintained over the many years the current owners have been there and benefits from well planned & extremely spacious accommodation including 4 double bedrooms, 4 bathrooms, impressive open plan lounge/diner, super kitchen/family room & useful home office/play room.

The rear garden is a real feature of the property being approx. 100' wide at the rear and of a westerly aspect with low maintenance artificial lawn and extensive sitting and dining areas. To the front is ample of street parking leading to the integrated garage.

Just yards from Belfairs woods & golf course with local shops also close to hand. Leigh Broadway, station & Hadleigh town centre are also within a short drive.

Offered with no onward chain this is an excellent opportunity to purchase a perfect family home in a desirable location, an early internal inspection is strongly advised.



## Accommodation comprises

UPVC double glazed double doors leading to entrance porch.

## Entrance porch

2.59m x 0.99m (8'6 x 3'3)

UPVC double glazed full height windows to front & side. Tiled floor, original solid wood door with lead light inset leading to entrance hall.

## Entrance hall

2.95m x 2.62m (9'8 x 8'7)

UPVC double glazed lead light window to front. Stairs to first floor, large walk in cloaks cupboard with further understairs storage, radiator in cover, laminate flooring, coved ceiling. Panelled doors to all rooms.

## Ground floor cloakroom

2.06m x 0.79m (6'9 x 2'7)

Obscure UPVC double glazed window to side. Low level WC, wall mounted wash hand basin, tiled floor, coved ceiling with ceiling spotlights.

## Lounge/diner

11.07m x 3.56m (36'4 x 11'8)

Impressive triple aspect room with large UPVC double glazed bay window to front, UPVC double glazed french doors to rear with adjacent windows plus feature UPVC double glazed lead light window to side. Feature fireplace with matching hearth & gas fire, 2 radiators in covers, coved ceiling.

## Kitchen/family room

9.45m x 6.63m (31' x 21'9)

## Kitchen area

5.21m x 3.25m (17'1 x 10'8)

UPVC double glazed window to rear. Range of Shaker style base & eye level units with drawers over base units & integrated dishwasher, space for range cooker with fitted extractor above. Roll edge worktops with circular stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, fitted larder cupboard, laminate flooring. Door to utility room.

## Utility room

1.45m x 0.91m (4'9 x 3')

Obscure UPVC double glazed window to front. Eye level Shaker style fitted units with spaces for washing machine & tumble dryer below, wall mounted corner wash hand basin, tiled floor, coved ceiling.

## Family room

9.45m x 3.28m (31' x 10'9)

Stunning, bright room with vaulted ceiling and ample room for dining & lounge areas. UPVC double glazed french doors with adjacent windows on to garden, further bi-folding doors on to garden and feature arched windows to double height area. Fitted dresser unit, 3 radiators, laminate flooring. Glazed double doors to home office/play room.

## Home office/play room

3.00m x 2.90m (9'10 x 9'6)

Bi-folding doors on to garden, vaulted ceiling with feature arched window, vertical radiator, laminate flooring. Door to garage.

## First floor landing

2.97m x 2.01m (9'9 x 6'7)

Obscure UPVC double glazed window to side. Loft access, coved ceiling. Panelled doors to all rooms.

## Bedroom 1

4.80m x 3.58m (15'9 x 11'9)

Large UPVC double glazed bay window to front with views over the square, further obscure UPVC double glazed window to side. Range of fitted wardrobes with matching drawer units, double radiator, coved ceiling with ceiling spotlights. Door to en suite.

## En suite

2.01m x 1.45m (6'7 x 4'9)

Obscure UPVC double glazed window to front. Corner shower cubicle, low level WC, wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled floor & walls, heated towel rail, coved ceiling.

## Bedroom 2

3.76m x 3.66m (12'4 x 12')

Large UPVC double glazed window to rear. Laminate flooring, radiator, dado rail, coved ceiling. Door to en suite.

## En suite

2.13m x 0.94m (7' x 3'1)

Obscure UPVC double glazed window to side. Walk in shower cubicle, low level WC, wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled floor & walls, heated towel rail, coved ceiling.

## Bedroom 3

4.19m x 2.97m (13'9 x 9'9)

Large UPVC double glazed window to rear. Fitted wardrobe & shelving unit, laminate flooring, radiator, coved ceiling. Door to 'Jack & Jill' en suite.

## 'Jack & Jill' en suite

3.18m x 2.21m (10'5 x 7'3)

Obscure UPVC double glazed window to rear. Large walk in shower cubicle with glass screen, low level WC plus 'his & hers' wash hand basins in vanity units with mixer taps & cupboards below. Tiled floor & part tiled walls, 2 heated towel rails, extractor fan. Internal door to bedroom 4.

## Bedroom 4

3.28m x 2.21m (10'9 x 7'3)

UPVC double glazed window to front further obscure UPVC double glazed window to side. Laminate flooring, radiator in cover, open in to dressing area.

## Dressing area

1.70m x 1.68m (5'7 x 5'6)

Laminate flooring.

## Front garden

The property is set well back from the road with a block paved front garden with ample off street parking leading to garage.

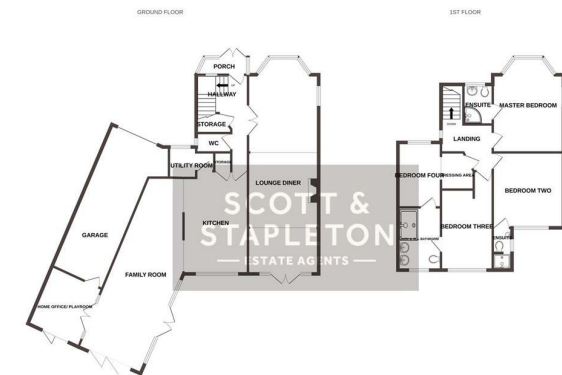
## Garage

7.37m x 2.64m max (24'2 x 8'8 max)

Double doors to front. Power & light, cupboard housing boiler (not tested). Courtesy door to home office/play room.

## Rear garden

Fabulous, sociable garden extending to over 100' wide at the rear and being west backing, having numerous sitting and lounging areas perfect for al fresco parties & dining. Professionally landscaped with large artificial lawns, raised borders. Outside lighting & tap



Whilst every effort has been made to ensure the accuracy of the figures contained here, representations, warranties, or other statements made by any other party are accepted and no responsibility is taken for any errors or omissions. The floor plan and property details are provided for information only and do not constitute an offer of any property. The floor plan and property details are provided for information only and do not constitute an offer of any property. The floor plan and property details are provided for information only and do not constitute an offer of any property.

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

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