

SCOTT &
STAPLETON

BAILEY ROAD
Leigh-On-Sea, SS9 3PJ
£775,000





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Scott & Stapleton are delighted to offer this substantial detached new build property located within the heart of the ever popular Highlands Estate.

This superb executive style property has been built to the highest standards with an outstanding specification and attention to detail.

There is a spacious & well planned interior which includes a fabulous open plan kitchen/family room 20'11 x 20', separate lounge & useful study/home office as well as a ground floor cloakroom & utility.

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The master bedroom has a walk in wardrobe & en suite shower room and there are 3 further double bedrooms & modern family bathroom.

The gardens are landscaped with a large patio and a detached garage to the rear plus additional off street parking to the front.

Located within the popular West Leigh Schools catchment area the property is also within walking distance of Leigh station, local shops & Belfairs woods & golf course.

A unique opportunity to purchase a brand new detached family house is sought after location. An early internal inspection is strongly advised.



Accommodation comprises

Entrance hall

4.50m x 3.91m max (14'9 x 12'10 max)

Ground floor cloakroom

Study

Lounge

5.03m x 3.94m (16'6 x 12'11)

Kitchen/family room

6.38m x 6.10m (20'11 x 20')

Utility room

First floor landing

Master bedroom

4.83m x 4.50m (15'10 x 14'9)

Walk in wardrobe

En suite

Bedroom 2

4.04m x 3.91m (13'3 x 12'10)

Family bathroom

Second floor landing

Bedroom 3

4.17m x 3.91m max (13'8 x 12'10 max)

Bedroom 4

4.17m x 2.29m (13'8 x 7'6)

Front Garden

Rear garden

Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(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			63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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