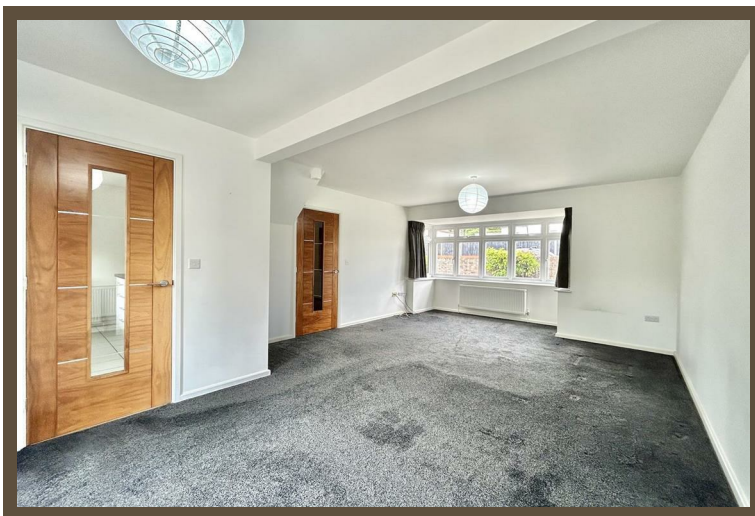


SCOTT &
STAPLETON

EWANWAY
Leigh-On-Sea, SS9 3RA
£600,000





EWAN WAY

£600,000

LEIGH-ON-SEA, SS9 3RA

Scott & Stapleton are delighted to offer for sale this super, modern detached house situated within the sought after Highlands Estate.

The property is extremely well presented and offers 3 bedrooms, modern fitted bathroom, ground floor cloakroom, large dual aspect lounge/diner 23'11 x 14'1 & modern kitchen.

There is a good size south facing plot with an impressive road frontage of approx. 50' with block paved driveway providing ample off street parking & a neat, well tended rear garden.

Scott & Stapleton are delighted to offer for sale this super, modern detached house situated within the sought after Highlands Estate.

The property is extremely well presented and offers 3 bedrooms, modern fitted bathroom, ground floor cloakroom, large dual aspect lounge/diner 23'11 x 14'1 & modern kitchen.

There is a good size south facing plot with an impressive road frontage of approx. 50' with block paved driveway providing ample off street parking & a neat, well tended rear garden.

Located in a highly desirable area within the popular West Leigh Schools catchment & close to Belfairs woods & golf course with local shops & all other amenities close to hand.

Offered with vacant possession & no onward chain this is a great opportunity to purchase an efficient and low maintenance detached house in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Composite style entrance door with glazed insets leading to entrance hall.

Entrance hall

3.1 x 2.8 (10'2" x 9'2")

Stairs to first floor, radiator, thermostat control. Modern wooden doors to all rooms.

Ground floor cloakroom

1.8 x 1 (5'10" x 3'3")

White suite comprising of low level WC & pedestal wash hand basin with mixer tap & tiled splashback. Wall mounted mirror, radiator, extractor fan.

Lounge/diner

7.3 x 4.3 reducing to 3.3 (23'11" x 14'1" reducing to 10'9")

Impressive dual aspect room with large UPVC double glazed bay window to front & UPVC double glazed french doors to rear on to garden with adjacent windows. 2 radiators. Internal door to kitchen.

Kitchen

3.9 x 2.1 (12'9" x 6'10")

2 UPVC double glazed windows to rear. Modern white high gloss base & eye level units with matching drawer pack. Integrated appliances including electric oven, separate gas hob, extractor fan, dishwasher & fridge/freezer, space for washing machine. Granite worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, wall mounted combination boiler (not tested) in matching cupboard, radiator.

First floor landing

Modern wooden doors to all rooms.

Bedroom 1

3.9 x 3 (12'9" x 9'10")

UPVC double glazed window to front. Radiator, loft access.

Bedroom 2

2.8 x 2.4 (9'2" x 7'10")

UPVC double glazed window to front. Radiator, eaves storage cupboard.

Bedroom 3

2.7 x 2.1 (8'10" x 6'10")

UPVC double glazed window to rear. Radiator.

Bathroom

2.7 x 2.1 (8'10" x 6'10")

Obscure UPVC double glazed window to rear. Luxury white 4 piece suite with panelled bath with mixer tap, separate shower cubicle, wall mounted wash hand basin with mixer tap & low level WC with concealed cistern. Fully tiled walls & floor, wall mounted mirror, radiator, extractor fan.

Front garden

The property is set well back from the road with an impressive road frontage of approx. 50'. Brick retaining wall to front boundary, block paved driveway providing ample off street parking, remainder laid to lawn with shrub borders. Pedestrian access to rear.

Rear garden

Neat south facing rear garden with full width patio & remainder laid to well tended lawn. Fully fenced, outside tap & lighting.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 | | |
| (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 |