



* CENTRAL VIEWS OVER BUXTON SQUARE * PLANNING PERMISSION GRANTED FOR AN OUTSTANDING EXTENSION/DEVELOPMENT * UNOVERLOOKED SOUTH BACKING REAR GARDEN * A fully detached home that is nestled down one of the finest roads on the ever popular 'Highlands Estate' boasting a large dual aspect lounge, a separate dining room and three double bedrooms. There is a welcoming reception hallway, a fully fitted kitchen, and a driveway for two vehicles along with an attached double length garage. The property also has approved plans for extension, as well as first and second floor development. On the doorstep of Belfairs Woods and Golf Course, this fantastic house is within walking distance of local amenities on the London Road and falls within the West Leigh School and Belfairs Academy catchments.

- Sought after road within the popular 'Highlands Estate'
- Three double bedrooms
- Driveway for at least two large vehicles with potential for more
- Large south backing rear garden
- West Leigh School and Belfairs Academy catchment
- Overlooking the center of Buxton Square
- Two reception rooms including a generously sized lounge
- Attached double length garage
- Huge potential to extend to the rear, side and into the roof S.T.P
- Doorstep to Belfairs Woods and Golf Course

Buxton Avenue

Leigh-On-Sea

£750,000



Buxton Avenue



Frontage

Driveway for at least two vehicles, but there is potential to create further parking, a gate leading to a crazy paved path to the front door, access to the garage, side access to the kitchen, access to:

Entrance Hallway

13'6" x 9'6"

Solid wood entrance door to the front, smooth ceiling with a pendant light, carpeted staircase to the first floor with two understair storage cupboards, radiator, double glazed window to the side, laminate flooring, opening to:

Dual Aspect Lounge

20'11" x 11'10"

Double glazed windows to the front, double glazed windows and French doors to the rear opening out onto the garden, feature a fireplace with an electric fire and a tiled hearth, wood paneled walls, radiator, opening to:

Dining Room

10'8" x 9'6"

Smooth ceiling with a pendant light, double glazed windows to the side, radiator, laminate flooring, opening to:

Kitchen

14'0" x 10'3" > 7'3"

Shaker style kitchen will wall and base level units with a rolled edge laminate worktop, integrated oven with a four ring gas hob and an extractor fan above, space for a fridge freezer, space for a washing machine, space for a dishwasher, stainless steel sink and drainer with tiled splashbacks, laminate flooring, double glazed windows to the rear overlooking the garden, double glazed window and a UPVC double glazed door to the side opening out on to the garden.

Bedroom One

11'10" x 12'2"

Double glazed window to rear overlooking rear garden and allotments, built in shelving, radiator and carpet.

Bedroom Two

11'10" x 8'4"

Smooth ceiling, double glazed window to front overlooking Buxton Square, radiator and carpet.

Bedroom Three

10'11" x 9'6"

Smooth ceiling, double glazed window to rear overlooking rear garden and allotments, radiator and carpet.

First Floor Landing

Double glazed window to side, airing cupboard, loft hatch, carpet.

Bathroom

7'2" x 5'6"

Smooth ceiling with extractor fan, obscure double glazed window to front, P-shaped bath with shower over, pedestal wash basin, chrome heated towel rail, fully tiled walls, tiled floor.

Separate WC

5'2" x 2'2"

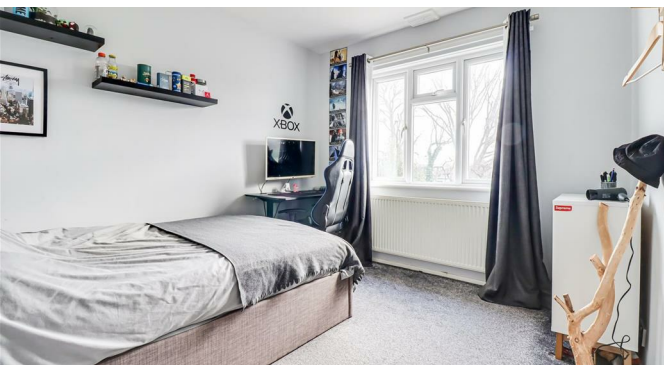
Obscure double glazed window to side, low level WC, fully tiled walls and tiled floor.

South Facing Rear Garden

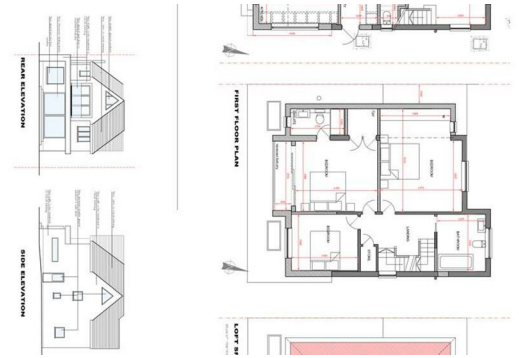
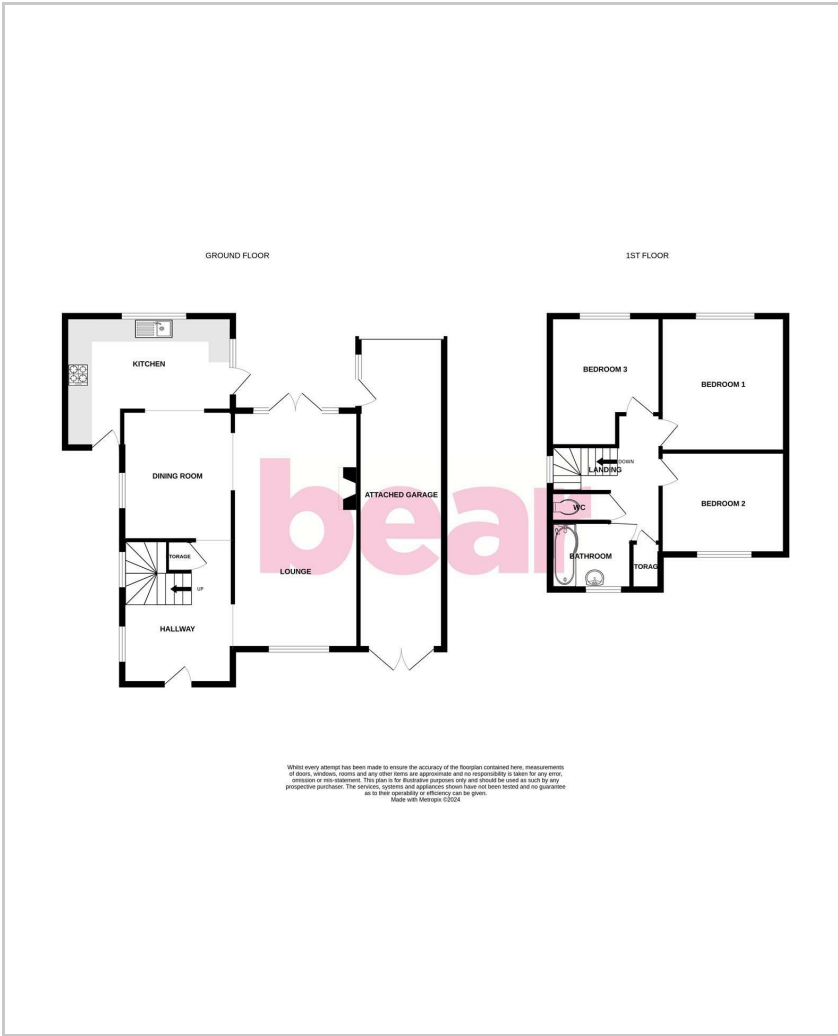
Commences with a raised patio area, with the remainder mainly laid to lawn, tree and shrub borders, access to the garage, and outside tap.

Attached Double Length Garage

Double doors to front, window to side, door to side leading to rear garden.



Floor Plan



Area Map



Energy Efficiency Graph

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		

Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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