



* WEST LEIGH SCHOOL CATCHMENT AREA * WEST FACING GARDEN * PARKING PLUS GARAGE * SIDE EXTENSION * WALK TO LEIGH STATION * FOUR BEDROOMS * This incredibly spacious family home offers ample accommodation due to an extension over and behind the garage. There are three separate reception rooms, four great-sized bedrooms, a four-piece family bathroom and a downstairs w/c, as well as an extended kitchen! Outside you will find the large west-facing garden and parking on the front as well as a garage. The home sits proudly on the 'Highlands Estate' and has tonnes of period character, as well as only being a short walk to Leigh Station, Belfairs Woods and the amenities and transport links of the London Road. The cherry on top is that it is within the West Leigh School and Belfairs Academy catchment areas!

- 'Highlands Estate'
- West facing garden
- Four bedrooms
- Parking
- Extended over garage
- West Leigh School catchment
- Short walk to Leigh Station
- Four-piece bathroom and a downstairs w/c
- Garage
- Huge potential for rear extension S.T.P.

Walker Drive

Leigh-On-Sea

£575,000

Offers Over



Walker Drive



Frontage

Parking for one with the potential for more, planting, garden wall, access to garage.

Porch

UPVC double glazed French doors with lead lighting and windows all around, tiled flooring.

Entrance Hall

15'5" x 5'11"

Obscured UPVC double glazed front door with sidelight, understairs storage cupboard, double radiator, skirting and wood effect laminate flooring, access to w/c.

Downstairs W/C

6'4" x 3'3"

Obscured glazing to side aspect, access to garage, low-level w/c, wall-mounted wash basin with chrome taps and a tiled splashback, extractor fan, skirting, carpet.

Front Lounge

14'11" x 12'7"

UPVC double glazed bay window, feature fireplace, original coving, skirting, double radiator and wood effect laminate flooring.

Dining Room

12'0" x 11'10"

UPVC double glazed sliding door for conservatory access, original coving, skirting and carpet.

Kitchen

14'9" x 8'6"

UPVC double glazed door and window to rear aspect and for conservatory access, shaker style kitchen units both wall-mounted and base level comprising; four ring burner gas hob, integrated oven, sink and drainer with chrome mixer tap and a tiled splashback, integrated dishwasher, undercounter washing machine, integrated

fridge/freezer, laminate worktops, radiator, spotlighting, radiator, lino flooring.

Master Bedroom

12'0" x 12'0"

UPVC double glazed bay fronted window with lead lighting, radiator, skirting, carpet.

Bedroom Two

12'0" x 11'11"

UPVC double glazed window to rear aspect, two built-in wardrobes, radiator, skirting and carpet.

Bedroom Three

13'1" x 9'10" reducing to 8'2"

Two UPVC double glazed windows to front aspect, two built-in wardrobes, radiator, skirting and carpet.

Bedroom Four

8'10" x 6'7"

UPVC double glazed window to rear aspect, radiator, skirting and carpet

Four-Piece Family Bathroom

12'2" x 5'6"

Obscured UPVC double glazed window to rear aspect, tiled shower cubicle, traditional free-standing bath with shower attachment and chrome taps, low-level w/c, partially tiled walls, pedestal wash basin with chrome taps, radiator, lino flooring.

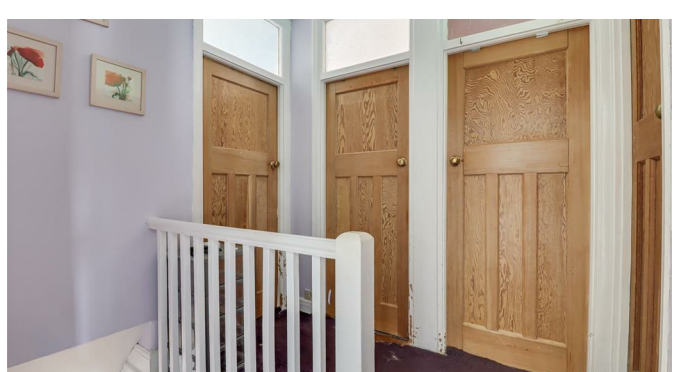
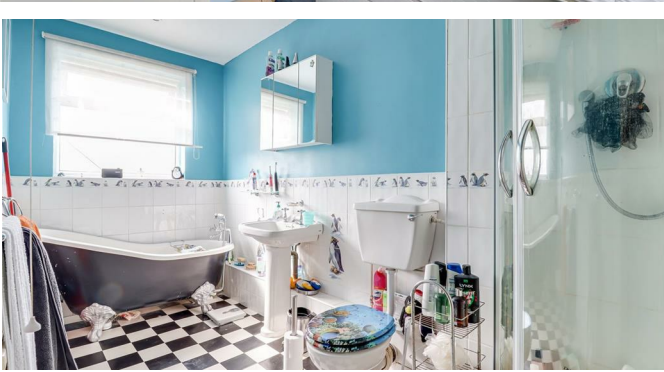
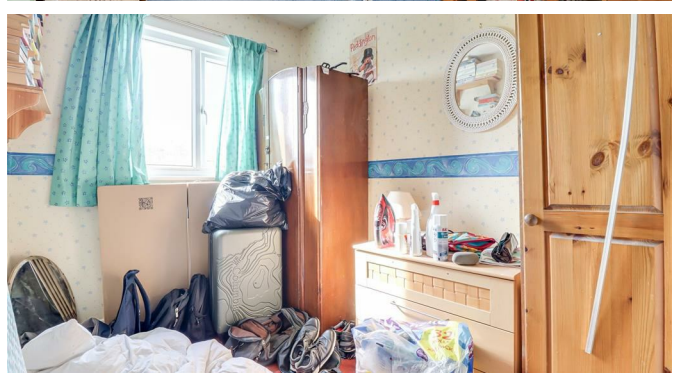
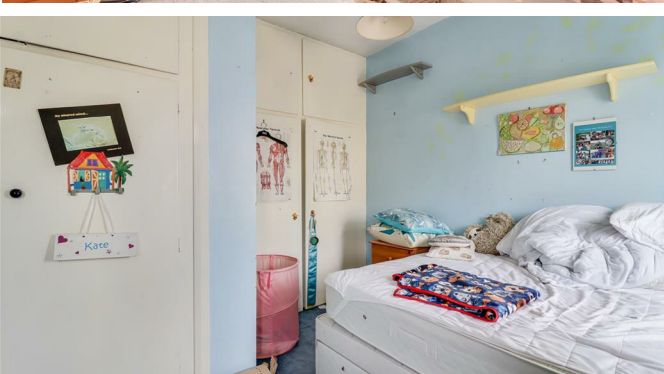
Conservatory

19'9" x 6'6"

UPVC double glazed sliding patio doors and windows all around, double radiator and carpet.

West Facing Garden

Large patio area, side storage area, lawn and planting borders.



Floor Plan



Area Map



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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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	