



\* £450,000- £500,000 \* RECENTLY REDUCED AS VENDOR HAS NOW FOUND AN EMPTY PROPERTY \* INSULATED SUMMERHOUSE/OFFICE \* 'HIGHLANDS ESTATE' LOCATION \* PARKING FOR THREE \* UTILITY ROOM AND DOWNSTAIRS W/C \* 12 MIN WALK TO LEIGH STATION \* This immaculately presented and completely refurbished 3 bedroom house, is not only a truly 'turn-key' home with a high level of finish, but it offers a substantial summerhouse/office setup and a great location, just minutes from Leigh Station and within the West Leigh School catchment area! The accommodation is comprised of; a welcoming entrance hall with a coat store area and access to both the utility room and downstairs W/C, the renovated kitchen and third bedroom to the front and an open-plan lounge-diner to the rear with the conservatory, which is complete with underfloor heating. Upstairs, there are two well-proportioned bedrooms and a three-piece family bathroom while externally, there is a landscaped and low-maintenance rear garden with access to the insulated summerhouse/office and a block paved driveway to the front with space for three vehicles. The location is brilliant, with plenty of amenities and bus links at the top of the road and a short walk down to Leigh Station for London commuters. Belfairs Woods and Golf Course is a few minutes walk away too, as well as the bustling Leigh Broadway, and the school catchment area offers both West Leigh and Belfairs Academy, with the prestigious grammar schools only a bus ride away.

- Parking for three vehicles
- Insulated summerhouse/office setup
- Immaculate interiors
- West Leigh & Belfairs School catchment area
- Amenities and bus links at the top of the road
- Detached 3 bedroom house
- Completely refurbished throughout
- 'Highlands Estate' location
- Short walk to Leigh Station
- Utility room and separate downstairs W/C

## Barnard Road

Leigh-on-Sea

**£450,000**

Price Guide





# Barnard Road



## Frontage/Parking

Parking for three vehicles on a block paved driveway with fencing, gated side access to garden and a UPVC obscured double glazed front door and sidelights leading to:

## Entrance Hallway

Coat store area, two cupboards under the carpeted staircase which rises to first floor landing, access to downstairs W/C, access to utility room, skirting and wood effect laminate flooring with underfloor heating.

## Bedroom Three (Downstairs)

16'2" x 7'4"

UPVC double glazed window to front aspect, walls and ceilings completely insulated, radiator, spotlighting, skirting and wood effect laminate flooring.

## Utility Room

UPVC double glazed and obscured rear door for garden access, radiator, laminate worktops with space for washing machine and separate tumble dryer, spotlighting, skirting and wood effect laminate flooring.

## Kitchen

10'8" x 5'9"

UPVC double glazed window to front aspect with in-built blinds, grey gloss kitchen units both wall-mounted and base level comprising; four ring burner Siemens gas hob with integrated Bosch oven and a stainless steel extractor hood over, 1.5 stainless steel sink and drainer with chrome mixer tap, wood effect laminate worktops with tiled splashbacks, space for fridge/freezer, integrated Bosch dishwasher, spotlighting and a tiled floor with underfloor heating.

## Downstairs W/C

Obscured UPVC double glazed side window, countertop wash basin with chrome mixer tap and a tiled splashback, low-level W/C, white towel radiator, spotlighting, coving, skirting and a tiled floor.

## Lounge-Diner

19'6" x 11'11"

Two UPVC double glazed side windows as well as a double glazed sliding door for access to conservatory, radiator, coving, skirting and wood effect flooring with underfloor heating.

## Conservatory

10'5" x 7'3"

UPVC double glazed French doors and windows to rear aspect as well as UPVC double glazed side windows, ceiling blinds, modern vertical radiator, air-conditioning unit, skirting and wood effect laminate flooring with underfloor heating.

## First Floor Landing

UPVC double glazed side window, large airing cupboard, loft access, radiator, coving, skirting and carpet.

## Bedroom One

12'0" x 9'9"

UPVC double glazed rear window, radiator, coving, skirting and carpet.

## Bedroom Two

9'8" x 8'10"

UPVC double glazed front window, built-in wardrobe over stairs, radiator, coving, skirting and carpet.

## Three-Piece Family Bathroom

7'5" x 5'11"

Obscured UPVC double glazed side window, tiled bath tub with shower over and screen door, combined vanity unit and W/C with countertop wash basin and chrome mixer tap, chrome towel radiator, partially tiled walls, extractor fan, spotlighting and a tiled floor with underfloor heating.

## Summerhouse/Home Office

UPVC double glazed French doors and windows to front aspect, power, lighting, air-conditioning unit/heater, ethernet cable for hard wired internet connection, building is fully insulated with wood effect laminate flooring.

## Landscaped Garden

Commences with a porcelain paved patio with the remainder mostly laid to artificial-lawn, gated side access to front of property, rear access to utility room, pathway leading to summerhouse/office with outside lighting, outside power, outside water tap and fencing.

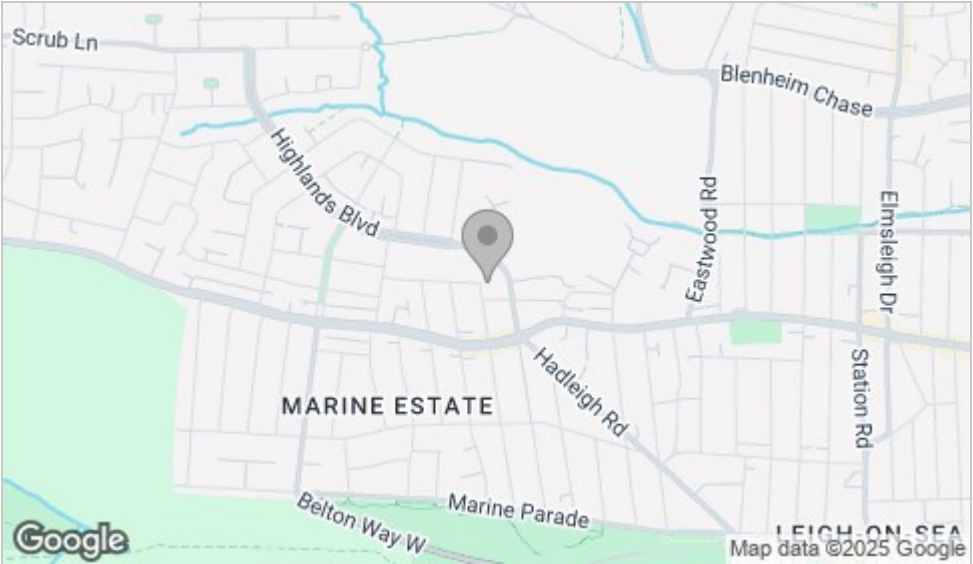




# Floor Plan



# 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

