



* £500,000-£550,000 * PARKING * WEST LEIGH CATCHMENT * WALK TO LEIGH STATION AND BROADWAY * 'HIGHLANDS ESTATE' * KITCHEN-FAMILY ROOM LAYOUT * A deceptively spacious three/four bedroom semi-detached chalet situated on the highly sought-after tree-lined Highlands Boulevard within the favoured 'Highlands Estate'. It offers three good-sized bedrooms on the ground floor with a loft room/fourth bedroom to the first floor boasting a three-piece en-suite. There is an impressive open-plan kitchen-family room to the rear which has been finished to a high standard and a shower room with a separate W/C also to the ground floor. There is ample parking on the front driveway and a rear garden complete with a decked seating area. The location offers a walk to Leigh Station and the popular Broadway and the sought-after West Leigh School is within the catchment area. Viewings are available now!

- Ample off-street parking
- Four bedroom semi-detached bungalow
- Refurbished shower room with separate W/C
- Delightful rear garden with large, raised decked seating area
- West Leigh Junior School and Belfair's Academy catchments
- 'Highlands Estate' location
- Impressive open-plan kitchen-family room
- En-suite to bedroom four/loft room
- Walk to both Leigh Station and the Broadway
- Belfairs Woods and Golf Course a stones throw away

Highlands Boulevard

Leigh-On-Sea

£500,000

Price Guide



Highlands Boulevard



Frontage/Parking

Stoned driveway providing parking for two vehicles, path leading to front wooden door, side access to rear garden.

Hallway

22'32 x 6'74 > 2'65

Wooden entrance door to the side aspect, doors to all rooms, inset spot lighting, picture rail, storage cupboard, second cupboard housing the washing machine, original wooden floorboards, carpeted stairs to the loft bedroom.

Kitchen-Family Room

22'14 x 19'35 into the bay > 13'68

Space for separate lounge, dining and kitchen areas with French doors for access to the garden and a feature fireplace.

Kitchen Area

13'68 x 10'54

Double glazed French doors and windows to the rear opening onto the garden. Contemporary fitted kitchen comprising; wall and base level shaker style units with a squared edge granite worktop, space for a range cooker with an extractor fan above, inset sink with mixer taps, tiled splashback, centre island with built-in shelving and cupboards, built-in var within the island, space for a fridge/freezer, floor to ceiling larder cupboard which houses the electric and gas meters, cupboard housing a wall mounted Worcester combination boiler, wooden floorboards, inset spotlighting.

Bedroom One

13'92 x 12'74 into the bay

Double glazed leadlight bay windows to the front, fitted wardrobes, picture rail, original wooden floorboards

Bedroom Two

11'55 x 8'63

Double glazed leadlight windows to the front aspect, large storage cupboard, picture rail, radiator, original wooden floorboards.

Bedroom Three

10'0 x 6'88

Double glazed window to the side aspect, picture rail, shelving, built-in storage cupboard, radiator, original wooden floorboards.

Shower Room

6'0" x 4'11"

New aluminium double glazed side window with reeded

glass, Crittall style shower screen for walk-in double shower, chrome towel radiator, wall mounted wash basin with black mixer tap, partially tiled walls, tiled flooring.

W/C

4'11" x 2'0"

New aluminium double glazed side window with reeded glass, low-level W/C, wall mounted wash basin with chrome mixer tap and a tiled splashback, radiator, skirting and a tiled floor.

Lounge/Diner Area

19'35 x 11'78

Double glazed French doors and windows to the rear bay opening onto the garden, picture rail, feature fireplace with a wooden surround, gas log burner, original wooden floorboards.

First Floor Landing

10'31 x 3'36

Opening to large store area, carpet to floor.

Loft Room/Bedroom Four

16'80 x 10'24 maximum

Double glazed Velux window to the rear, radiator, built-in hanging space, carpet to floor, door to;

Three-Piece Bathroom (First Floor)

6'11" x 6'0"

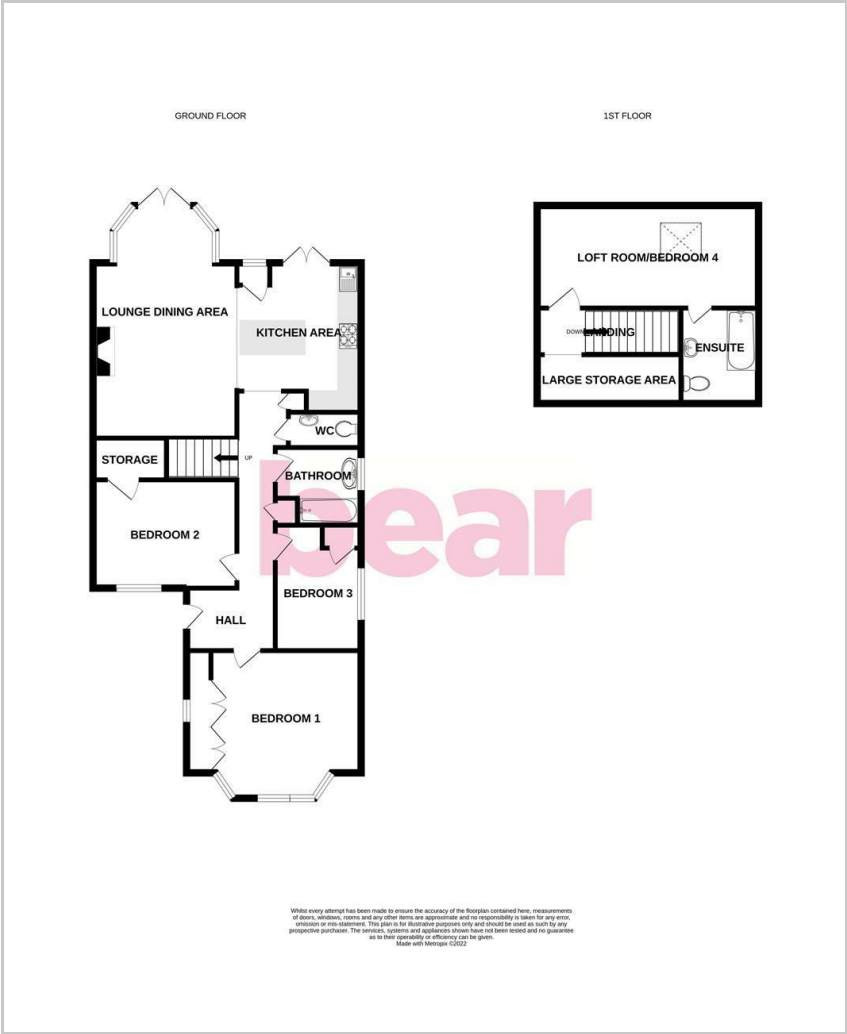
Vanity unit with wash basin and chrome mixer tap, tiled bath area with shower attachment, low-level W/C, white towel radiator, eaves storage cupboard, extractor fan and tile effect lino flooring.

Rear Garden

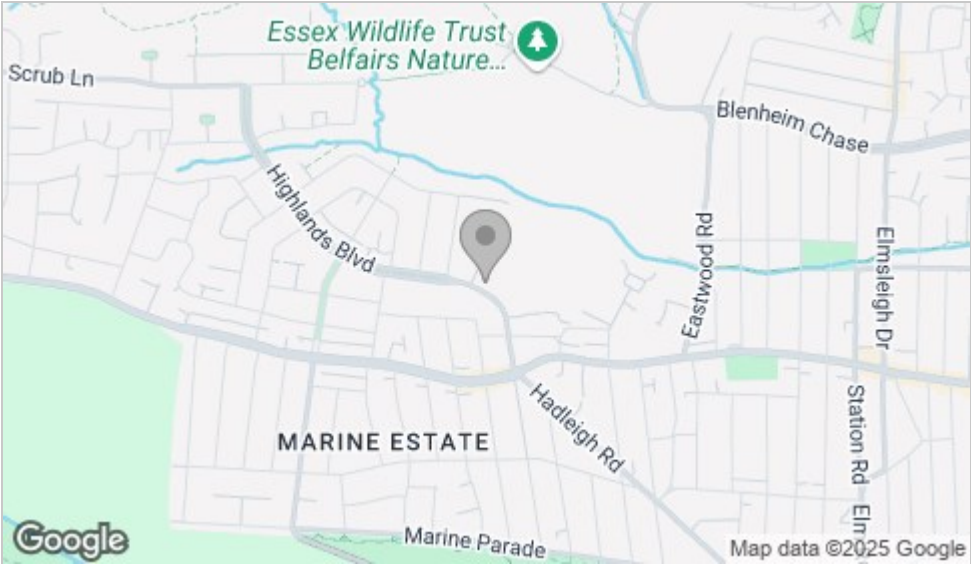
Commences with a raised patio area with a further wooden seating area to the side, side access to the front driveway, remainder of the garden laid to lawn, outside tap.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

