



\* SOUTH-FACING REAR GARDEN \* HIGHLANDS ESTATE & WEST LEIGH SCHOOL CATCHMENT \* SHORT WALK TO LEIGH STATION AND BROADWAY \* AMPLE DRIVEWAY \* Situated on a generous plot within the prestigious Highlands Boulevard Estate, this charming bay-fronted bungalow offers a rare opportunity to secure a home in one of Leigh-on-Sea's most desirable locations. The accommodation comprises a spacious driveway providing off-street parking for two vehicles, leading to a welcoming porch and entrance hallway. Inside, you'll find two generously sized double bedrooms, both featuring fitted wardrobes, a three-piece bathroom, a modern kitchen, and a warm lounge-diner. To the rear, a conservatory opens out to a beautifully maintained south-facing garden, offering the perfect space to relax or entertain. Amenities and excellent bus links can be found just moments away on London Road, while the open green spaces of Belfairs Woods and Golf Course are right around the corner. For those commuting to London, Leigh Station is within easy walking distance, as is the vibrant Leigh Broadway, offering a fantastic selection of shops, cafés, and restaurants. The property falls within the catchment area for the highly regarded West Leigh School and Belfairs Academy, with the prestigious Southend and Westcliff Grammar Schools, as well as St Michael's School, all located nearby. Whether you're looking to downsize without compromise, secure a spot in a prestigious area, or unlock the potential of a rarely available bungalow on the Highlands Estate, this home offers a lifestyle and location that rarely come to market - viewings are available now.

- South-facing rear garden
- Short walk to Leigh Station and Broadway
- Sought-after Highlands Boulevard Estate
- West Leigh School and Belfairs Academy catchment
- Ample parking
- Bay-fronted bungalow
- Two double bedrooms both with fitted wardrobes
- Spacious lounge-diner with conservatory
- Modern kitchen
- Three-piece bathroom

## Highlands Boulevard

Leigh-on-Sea

**£425,000**





# Highlands Boulevard



## Frontage/Parking

Beautiful bay-fronted of bungalow, slate paved driveway for two vehicles, side access to the rear garden, and pathway leading to porch with UPVC double glazed front door.

## Porch

3'8" x 3'6"

UPVC double glazed obscured window to side aspect, tiled floor, obscured glass door leading to:

## Entrance Hallway

Stained glass leadlight window to side aspect (with secondary pane), radiator, smooth ceilings with access to loft, picture rail, skirting, parquet wood effect laminate flooring.

## Bedroom One

11'3" x 10'6"

UPVC double glazed bay-fronted window with bespoke plantation shutters, stained glass leadlight window to side aspect (with secondary pane), double radiator, radiator, fitted wardrobes with sliding doors, smooth ceiling, picture rail, skirting, carpet.

## Bedroom Two

9'5" x 9'4"

UPVC double glazed obscured window to side aspect, radiator, fitted wardrobe with sliding doors, smooth ceiling, picture rail, skirting, carpet.

## Bathroom

7'9" x 5'11"

UPVC double glazed obscured windows to side aspect, chrome towel radiator, WC, vanity unit with wash basin and chrome mixer tap, corner shower, smooth ceiling, picture rail, partially tiled walls, wood effect vinyl flooring.

## Kitchen

11'11" x 8'10"

UPVC double glazed obscured door leading to conservatory, UPVC double glazed obscured window to side aspect, double radiator, gloss kitchen units both wall mounted and base level, kitchen comprised of; space for fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, Kenwood freestanding oven and grill with four ring electric hob, stainless steel extractor hood, white porcelain sink with drainer and chrome mixer taps, smooth ceiling, tiled splashback, skirting, tiled effect laminate flooring.

## Lounge-Diner

17'11" x 12'0"

UPVC double glazed window to front aspect with bespoke plantation shutters, UPVC double glazed French doors leading to conservatory, two radiators, multi-burner with with oak wood surround and black tiled hearth, smooth ceiling, picture rail, skirting, wood effect laminate flooring.

## Conservatory

17'6" x 7'8"

UPVC double glazed obscured windows and door to site aspect, UPVC double glazed windows to rear aspect and French doors leading to garden, skirting, wood effect laminate flooring.

## South-Facing Rear Garden

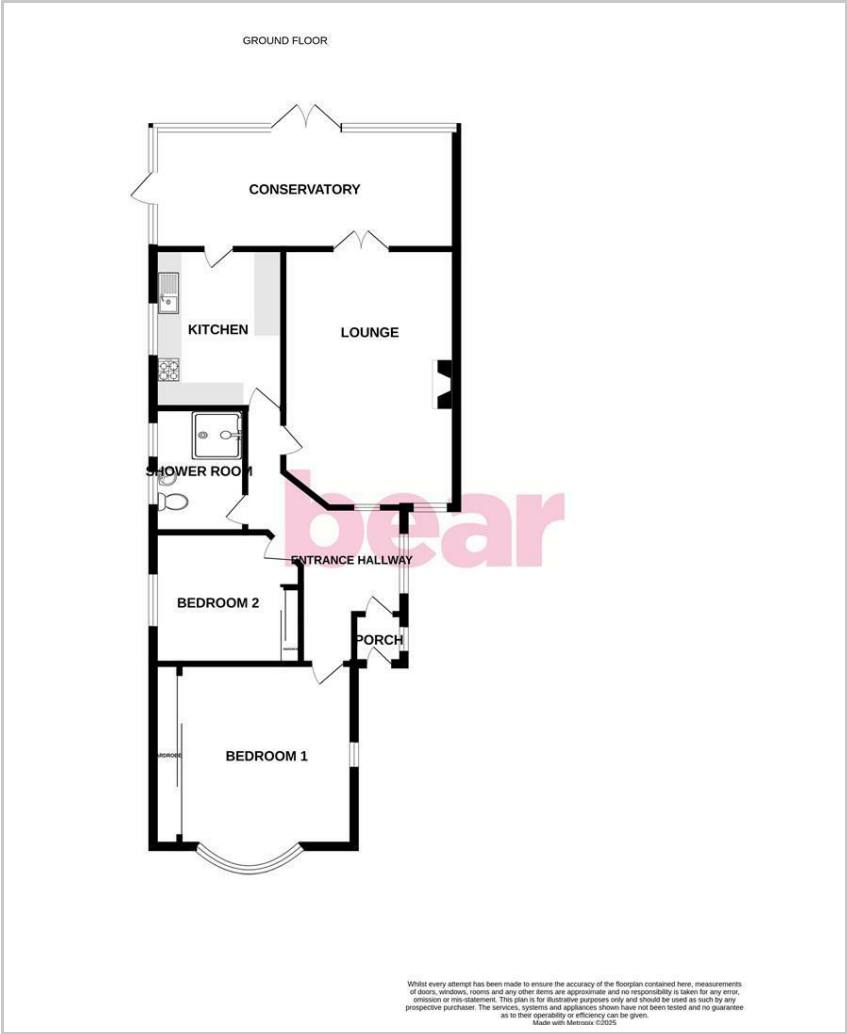
Commences with large paved patio area with shed to remain, a wide side access leading to the front of the property, lawn area with flower/shrub borders and paved pathway leading to hardstanding area at rear, with second shed to remain.



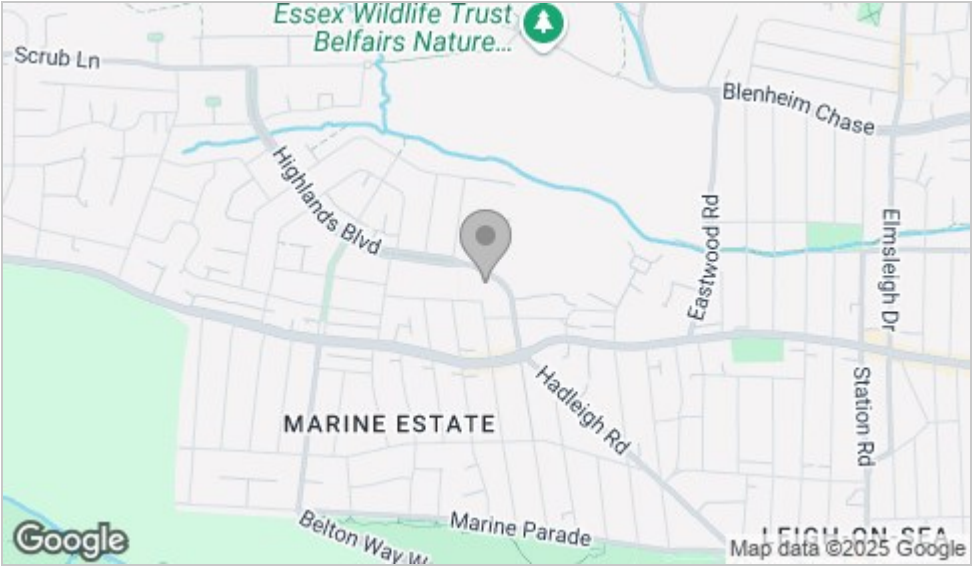




# Floor Plan



# 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

