



* CASH BUYERS ONLY * £535,000- £575,000 * VERY RARE PLOT SIZE * TWO GARAGES AND TWO DRIVEWAYS * HUGE GARDEN * REAR EXTENSION * TWO BATHROOMS * NO ONWARD CHAIN * This is absolutely not one to miss!! The detached house sits on one of the larger plots of the 'Highlands Estate' and offers ample parking, multiple garages a rear extension and tonnes of room for further development. The accommodation is comprised of; parking on two driveways which could be used to create and in-and-out drive, a garage at either side of the property offering side extension scope, a front porch with original entrance door, hallway with storage and access to the downstairs shower room with WC, a front lounge and an extended reception room to the rear, a fitted kitchen and an enviably sized garden. On the first floor there are three very well proportioned bedrooms and a three-piece family bathroom. The sought-after location offers up the favoured West Leigh School catchment area, a short walk to Leigh Station for London commuters and it sits beside Belfairs Woods and Golf Course. There are amenities and bus links moments away on the London Road and the prestigious grammar schools of the borough are only a bus ride away. The home is available to view now and is offered with no onward chain.

- Especially rare plot size
- Two driveways, could create an in-and-out drive
- Huge garden
- West Leigh School catchment area
- Two bathrooms
- Two garages
- Rear extension
- 'Highlands Estate' moments from Belfairs Woods & Golf Course
- Short walk to Leigh Station for London commuters
- No onward chain

Edinburgh Avenue

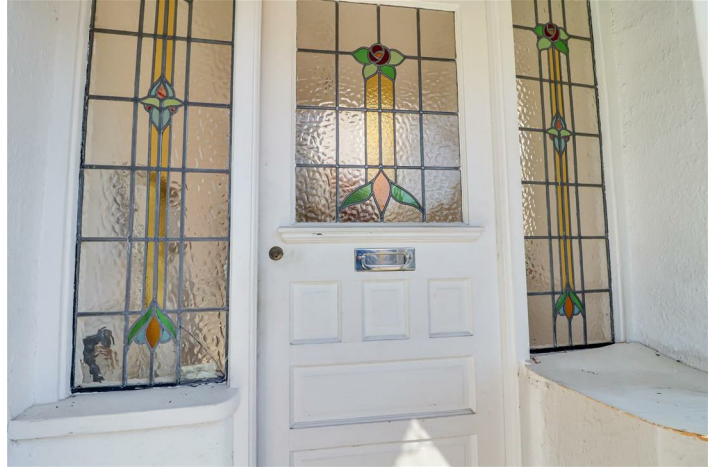
Leigh-on-Sea

£535,000

Price Guide



Edinburgh Avenue



Parking/Frontage

Impressive and rare plot for the Highlands Estate, with two driveways and two garages providing parking for up to 5 vehicles, a front lawn with hedging for privacy, side access through the garages, and an overhanging front porch with a wooden and glazed door with sidelight leading to:

Front Porch

Victorian floor tiling and a beautifully ornate original front door with stained glass sidelights leading to:

Entrance Hallway

Feature stained glass window to side aspect, carpeted staircase rising to first floor landing with a storage cupboard underneath, radiator, picture rail, dado rail, skirting and carpet.

Bedroom Four/Front Reception Room

13'0" × 12'11"

Double glazed window to front aspect, tiled fireplace, radiator, obscured glazed double doors through to dining room-extension, door through to hallway, cornice, skirting and carpet.

Dining Room-Extension

25'10" × 11'5"

Large extended room with double glazed sliding patio doors for garden access as well as two obscured side windows and a brick feature fireplace, two radiators, coving, skirting and carpet.

Kitchen

15'6" × 6'9"

Double glazed rear door and dual aspect windows, farmhouse style kitchen units both wall-mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap, laminate worktops with tiled splashbacks, four ring burner gas hob with integrated oven, space for a range of appliances, coving, skirting and carpet.

Downstairs Shower Room

7'1" × 6'9"

Obscured window to side aspect, cupboard under

the stairs, shower enclosure, WC vanity unit with wash basin and chrome mixer tap, partial wall tiling, radiator, coving, and carpet.

First Floor Landing

Impressive stained glass feature window to side aspect, picture rail, dado rail, skirting, carpet and doors to all rooms.

Bedroom One

13'1" × 11'9"

Double glazed French doors which lead on top of the rear extension, electric fireplace, coving, radiator, skirting and carpet.

Bedroom Two

13'0" × 11'10"

Double glazed window to front aspect, radiator, coving, picture rail, skirting and original wooden floorboards.

Bedroom Three

9'2" × 6'11"

Double glazed window to front aspect, radiator, picture rail, skirting and original wooden floorboards (room is wider than the usual box room).

Three-Piece Family Bathroom

8'6" × 7'0"

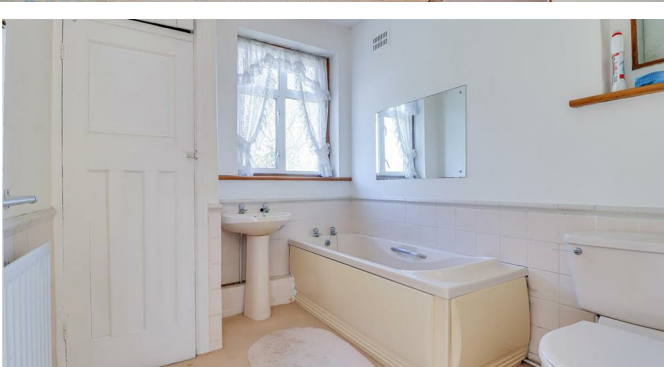
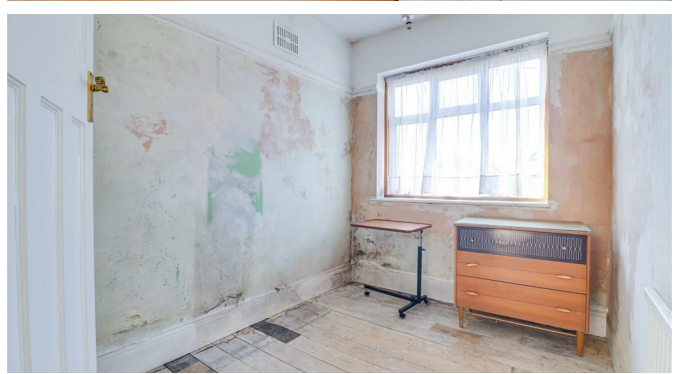
Double glazed window to rear aspect, airing cupboard with boiler, loft access, WC, bath with chrome taps, pedestal wash basin with chrome taps, radiator, partial wall tiling and carpet.

Rear Garden

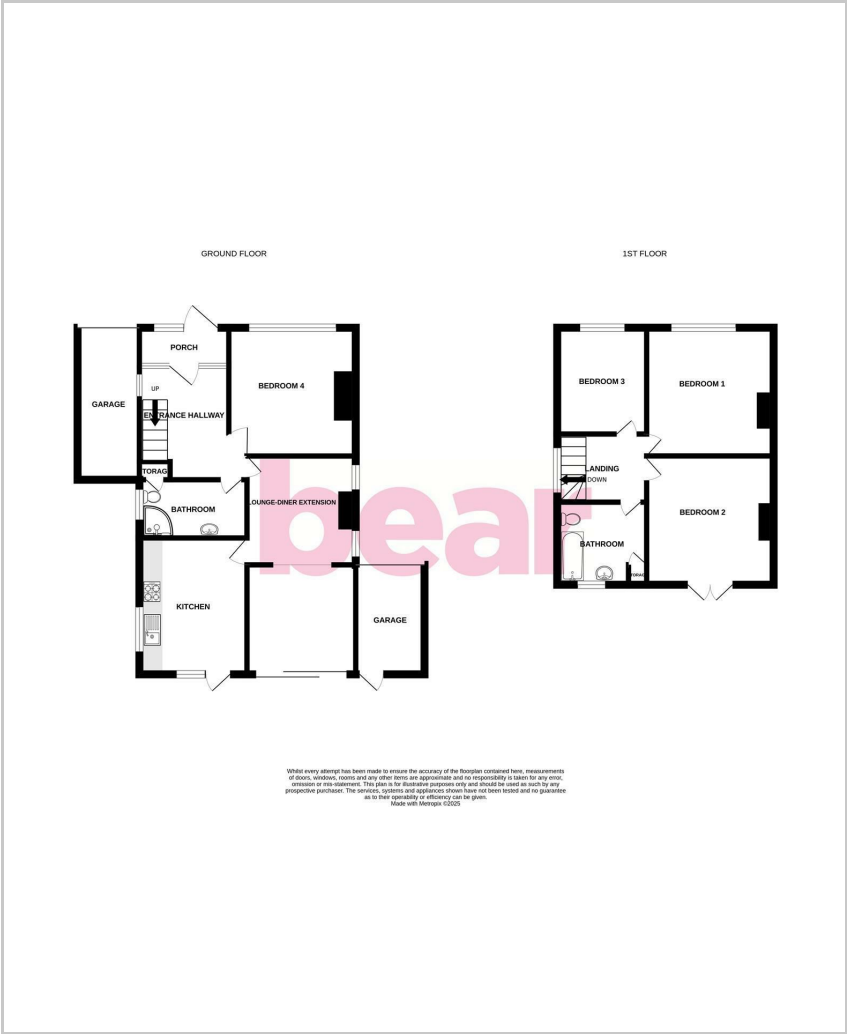
Especially large garden due to the width and depth of this plot which commences with a paved patio with the remainder laid to lawn, planting borders for a high amount of privacy and access to both garages, as well as a side storage area.

Agents Notes

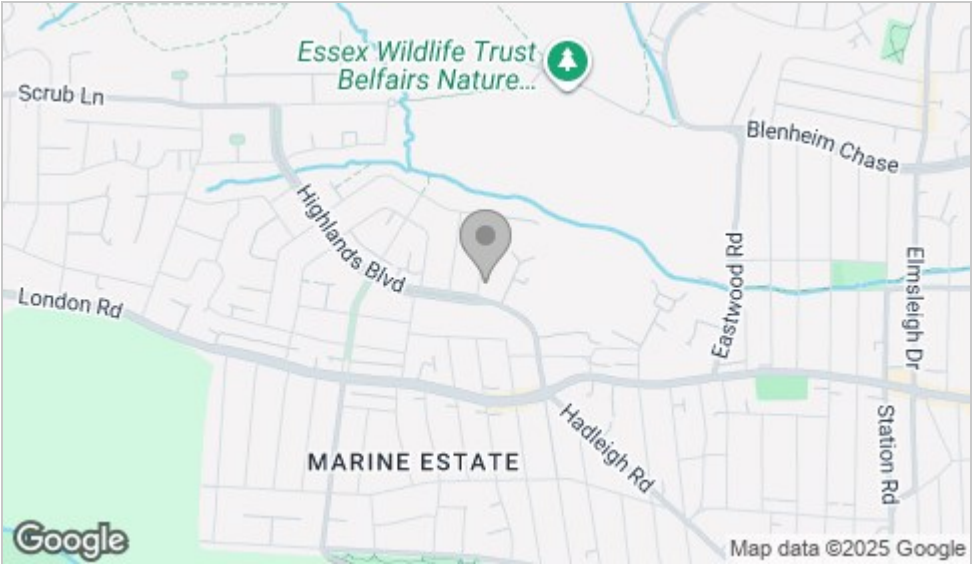
The property has been found to have subsidence affecting the rear extension. We advise prospective buyers to make their own enquiries and seek appropriate professional advice. Further information is available on request.



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

