



\* £600,000- £625,000 \* Nestled proudly within the desirable 'Highlands Estate' of Leigh-on-Sea, this impressive detached house on St Davids Drive offers a perfect recipe of comfort, space and convenience. The property boasts a welcoming entrance hallway that leads to a spacious dual aspect lounge, ideal for both relaxation and entertaining. The generous kitchen diner is fully fitted, providing an excellent space for family meals and gatherings. Additionally, a bright conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. This home features three well-proportioned bedrooms, ensuring ample space for family or guests. The property is equipped with two toilets, including a three-piece family bathroom and a convenient downstairs WC, catering to the needs of modern living. Outside, the property is set on a south-facing plot, providing a delightful garden space to enjoy throughout the year. The driveway offers parking for up to three vehicles, complemented by an attached garage featuring an electric roller door for added convenience. Situated just a short stroll from the picturesque Belfairs Woods and Golf Course, as well as local shops and bus routes, this home is perfectly positioned for those seeking a vibrant community lifestyle. With its impressive features and prime location, this property is an exceptional opportunity for anyone looking to settle in a sought-after area of Leigh-on-Sea.

- Three bedroom fully detached house
- Impressive fully fitted kitchen and dining room
- Large master bedroom with fitted wardrobes
- Family bathroom and downstairs WC
- Doorstep to Belfairs Woods and Golf Course
- Generous driveway and integral 1.5 length garage
- Spacious lounge leading out to veranda
- Bright and airy conservatory
- Walking distance to Leigh Station and Old Town
- Hadleigh High Street within walking distance

## St Davids Drive

Leigh-on-Sea

**£600,000**

Price Guide





# St Davids Drive



## Room Measurements

Integral 1.5 Length Garage 16'0 x 7'10

Entrance Hallway 13'8 x 6'5

Lounge 19'7 x 12'10

Kitchen/Diner 19'7 x 11'1

Conservatory 25'10 x 5'9

Downstairs WC 5'5 X 3'6

Spacious First Floor Landing

Bedroom One with Fitted Wardrobes 17'11 into bay x 11'1

Bedroom Two with Storage Cupboards 10'10 x 10'4

Bedroom Three with Eaves Storage 11'4 x 6'7

Family Bathroom 7'10 x 6'4

Low Maintenance South Facing Private Rear Garden

Double Glazing and Gas Central Heating with an EPC Report Rating of 'C'

## Property Improvements and Maintenance Since 2021

The current owners have undertaken a series of high-quality upgrades and improvements to the property since purchasing it in 2021. These enhancements reflect their commitment to maintaining the home to a high standard, providing added comfort, efficiency, and security. Key improvements include:

**Burglar Alarm System (April 2021)**

A professionally installed intruder alarm system by Intech Fire & Security, offering added peace of mind. Installation cost: £1,100.

**Pergola Roof Replacement (April 2021)**

The flat roof over the rear pergola was replaced by Supreme O Roofing Ltd, with a 20-year guarantee. Cost: £3,000.

Electric roller blinds installed by Elbon Blinds (London Road Leigh) to bedrooms, bathroom, lounge and dining room cost £1,650

**Electric Roller Garage Door (May 2021)**

Upgraded to an electric roller garage door for added convenience and security, installed by Top Choice Doors. Cost: £1,260. In addition there was an EV Car charging point by garage installed April 2024

**New Windows (November 2021)**

All windows (excluding the kitchen and conservatory) were replaced by TWS with modern, energy-efficient units. Cost: £8,730.

**Pergola Structure Replacement (September 2022)**

The pergola was replaced again for structural enhancement and visual appeal. Cost: £600.

**New Boiler Installation (October 2022)**

A new Worcester Greenstar CDI combination boiler was installed by BSure Group, improving energy efficiency and reliability. Cost: £3,500.

**Driveway and Rear Patio Replacement (April/May 2023)**

Completely renewed with high-quality materials, creating a modern and functional outdoor space. Cost: £7,000.

**Rear Boundary Fencing (September 2022)**

All rear fencing was replaced for improved privacy and aesthetic. Cost: £850.

**Regular Servicing**

The boiler and gas fire are regularly serviced by British Gas, ensuring continued safe and efficient operation.

## Agents Note:

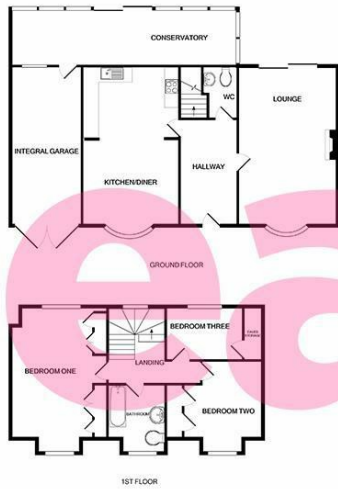
For those that commute to London, Fenchurch Street, you can park all day in Belton Way for £6 (this is the road that leads down to Leigh Station).







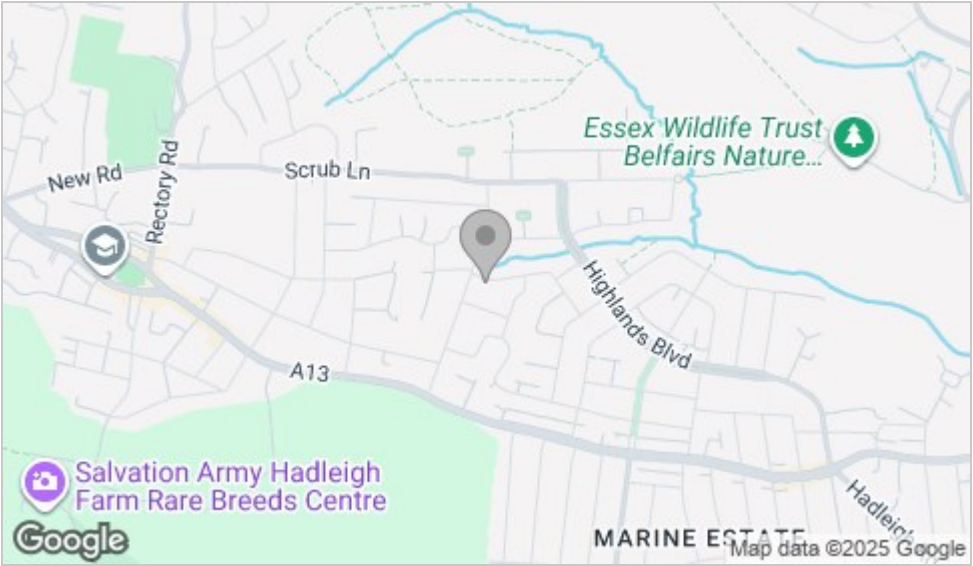
# Floor Plan



Whilst every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for errors or omissions. The plan is provided for information only and should not be relied upon for any purpose other than that of a guide. The agent does not accept any liability for errors or omissions. The plan is provided for information only and should not be relied upon for any purpose other than that of a guide.



# 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](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

