



* £600,000 - £650,000 Guide Price * EXTENDED * IMMACULATELY PRESENTED * GREAT-SIZED BEDROOMS * MULTIPLE RECEPTION ROOMS * DOWNSTAIRS W/C * AMPLE PARKING * WEST LEIGH CATCHMENT AREA * 'HIGHLANDS ESTATE' * SHORT WALK TO LEIGH STATION AND THE BROADWAY * This deceptively spacious period home offers three separate reception rooms, a side extension to allow for a larger kitchen-diner, a downstairs w/c, three great-sized bedrooms and a four-piece family bathroom. Externally, the property has ample parking on a block paved driveway, as well as a single garage and a secluded garden. The school catchment is brilliant, with the West Leigh Schools and Belfairs Academy on offer, while the prestigious grammar schools of the borough are only a short drive away. Bus links, amenities, Leigh train station for London commuters and the ever-popular Leigh Broadway are all only a walk away - making this home a must-view!

- Side extension and garage
- Large blockpaved driveway
- Three reception rooms
- West Leigh School catchment area
- 'Highlands Estate' location
- Short walk to Leigh Station and the Broadway
- Three great-sized bedrooms
- Front and rear bay-windows
- Huge amount of period character
- Immaculate property throughout

Highlands Boulevard

Leigh-On-Sea

£600,000

Price Guide



Highlands Boulevard



Frontage

Block paved driveway providing parking for up to three vehicles as well as an additional space in the single garage, side access through to garden, fencing, hedging for privacy, original Crittall French doors and sidelights for access to:

Front Porch

6'11" x 3'3"

Original quarry tiled flooring, lighting and an ornate wooden and stained glass front door leading to:

Entrance Hallway

9'0" x 6'9"

Access to downstairs w/c, carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, plate rail, dado rail, skirting, wooden flooring.

Front Lounge

15'7" x 12'0"

UPVC double glazed leadlight bay-fronted window with bespoke shutter blinds, ornate tiled feature fireplace with log burning stove and decorative wooden surround, original coving, picture rail, radiator skirting, wooden flooring.

Sitting Room/Office

15'9" x 12'1"

UPVC double glazed door and bay section to rear aspect for garden access, feature tiled fireplace with log burning stove and decorative wooden surround, radiator, original coving, picture rail, skirting, wooden flooring.

Kitchen-Diner

18'6" x 14'2" > 7'1"

UPVC double glazed French doors and window to rear aspect for garden access as well as an obscured UPVC double glazed side door and double glazed velux window, shaker style kitchen units both wall mounted and base level comprising; ceramic sink and half with drainer and chrome mixer tap set into a granite worktop, integrated dishwasher, space for washer/dryer, space for large freestanding oven and hob, extractor hood, three original pantry cupboards, space for large American style fridge/freezer, spotlighting, skirting, wooden flooring.

Downstairs W/C

Window to front aspect, wash basin, low-level w/c.

First Floor Landing

13'7" x 6'9"

UPVC double glazed stained glass feature window to front aspect, airing cupboard, loft access, picture rail, dado rail, skirting, wooden flooring.

Master Bedroom

15'10" x 11'11"

UPVC double glazed leadlight bay-fronted window with bespoke shutter blinds, radiator, picture rail, skirting, engineered wooden flooring

Bedroom Two

12'10" x 11'9"

UPVC double glazed window to rear aspect, radiator, picture rail, skirting, engineered wooden flooring.

Bedroom Three

8'2" x 7'9"

UPVC double glazed window to rear aspect, radiator, picture rail, skirting, engineered wooden flooring.

Four-Piece Family Bathroom

10'2" x 5'7" > 4'5"

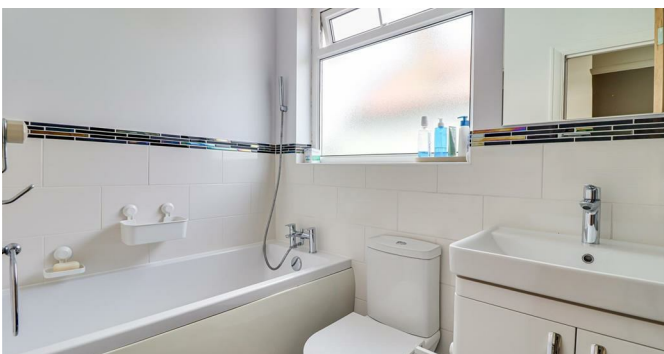
Obscured UPVC double glazed window to side aspect, bathtub with chrome mixer tap and shower attachment, corner shower cubicle, partially tiled walls, vanity unit with wash basin and chrome mixer tap, low-level w/c, chrome towel radiator, extractor fan, spotlighting, tiled flooring.

Rear Garden

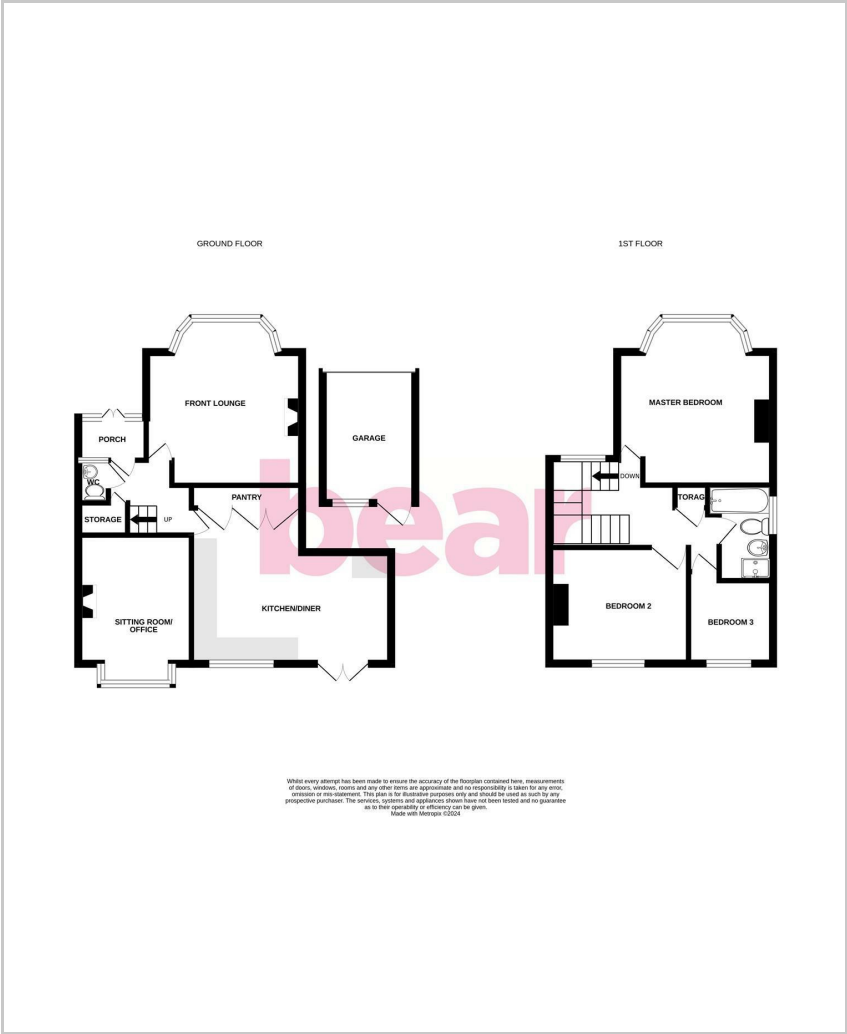
Commences with a block paved patio area, the rest of the garden is mostly laid to lawn with mature planting borders and hedging for privacy, fencing all around, side access back to front of property, access to;

Single Garage

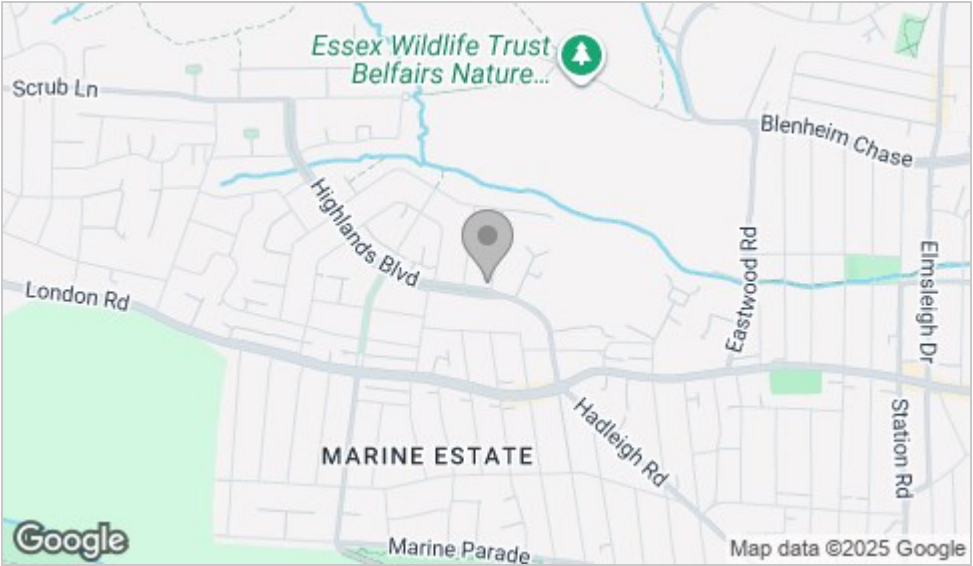
Room for one vehicle, additional rear door and window, power and lighting.



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

