



## Bailey Road

Leigh-on-Sea

- FAVOURED HIGHLANDS ESTATE
- SYMPATHETICALLY EXTENDED
- FABULOUS FITTED KITCHEN
- THREE BEDROOMS



## Offers in excess of £495,000

Beautifully presented extended cottage on the favoured Highlands Estate with off road parking and super log wooden cabin ideal for an office. Easy reach of Belfair's woods and schools and perfect for the Station. Oozing charm and character a must to view internally !!





## AGENTS NOTES

The location on this one is ideal for schools, the station and access to local shops and a short walk to the bustling Leigh Broadway.

Double glazed and gas central heating.

## HALL

Most attractive ceramic tiled floor with decorative complimenting edging tiles. Stairs to first floor and doorway to the lounge.

## LOUNGE

14' 3" x 13' 8" (4.34m x 4.17m) Lovely cosy cottage style room with an attractive south facing bay window to the front. The original brick fireplace remains with gas point and perfect for a wood burner. Subtle built in cupboard's beneath the stairs and most attractive light beaming to some walls.

Connecting door to the kitchen.

## KITCHEN

12' 5" x 10' 5" (3.78m x 3.18m) What a great room and very well thought out to maximise all the space. Incorporating a central island breakfast bar, fitted Range cooker, inset sink and an abundance of fitted cupboards as well as a projecting additional work surface area partially separating the rear extension but retaining a fabulous open plan flowing feel.

From the kitchen is a doorway to a good size separate utility room and cloakroom.

## EXTENDED RECEPTION ROOM

15' 6" x 10' 3" (4.72m x 3.12m) Such a clever addition to this home with bi fold double glazed doors opening to the garden as well as adjacent French doors also giving access to the garden. Wood flooring and a most attractive roof light lantern window giving extra light.

## GROUND FLOOR CLOAKROOM

Modern W.C and wash basin.

## SEPARATE UTILITY

7' 5" x 5' 7" (2.26m x 1.7m) Great area just off the kitchen with space for all the appliances you could want as well as storage.

## LANDING

Doors leading off.

## BEDROOM

12' 3" x 10' 6" (3.73m x 3.2m) Both the two main bedrooms come with built in fitted wardrobes. Double glazed window to the front.

## BEDROOM

10' 9" x 10' 6" (3.28m x 3.2m) Fitted wardrobes and double glazed window to the rear.

## BEDROOM

8' 7" x 6' 2" (2.62m x 1.88m) Double glazed window to the front.

## BATHROOM

Modern contemporary style bathroom exceptionally well equipped with quality tiled flooring and walls.

Freestanding bath with W.C and modern wash basin.

Double glazed window to the rear.

## OFF ROAD PARKING

Landscaped front garden with a drop kerb giving access to the front off road parking space.

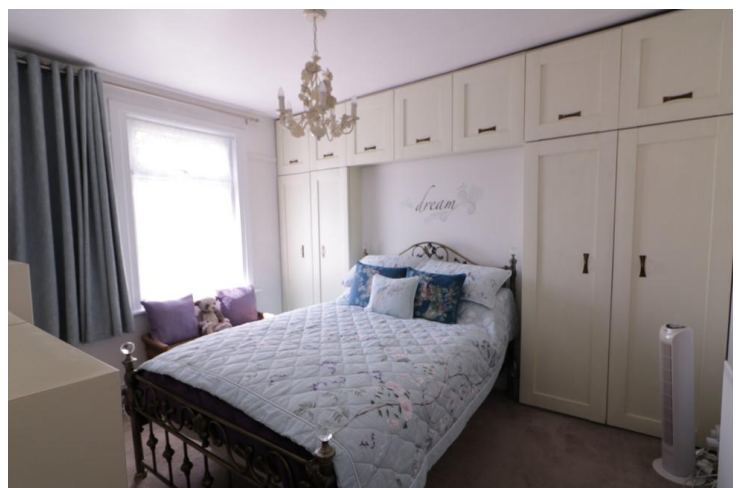
## SUPER LOG CABIN / OFFICE

13' 2" x 8' 8" (4.01m x 2.64m) Whether you work from home or require a studio or television room for the kids this super log cabin is solid very thick and creates a magnificent addition with a number of possible uses. Full power and light

## GARDEN

Very nicely landscaped with a large patio area coming off the rear. A lot of care and thought has gone into creating the ideal garden here with the log cabin located at the bottom of the garden.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.









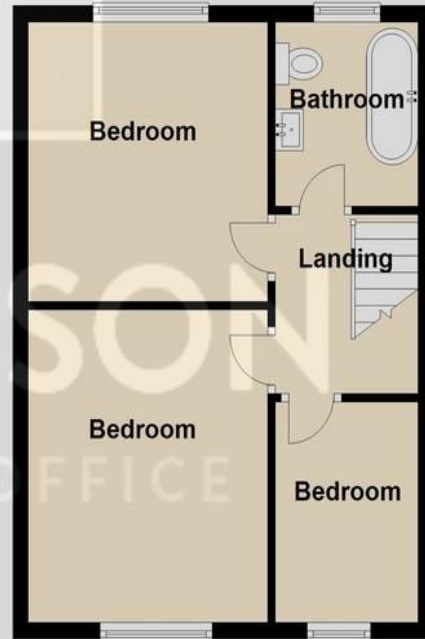
### Ground Floor

Approx. 55.9 sq. metres



### First Floor

Approx. 37.2 sq. metres



Total area: approx. 93.2 sq. metres

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