

home.



OFFERS OVER

£395,000

Highwood Close, Leigh-On-Sea

11 Highwood Close, Leigh-On-Sea, Essex, SS9 4AS



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Home Of Leigh are excited to offer for sale this surprisingly spacious three bedroom semi detached chalet bungalow, which is located in a quiet cul de sac and benefits from ample off street parking and the huge advantage of no onward chain.

The accommodation comprises; spacious entrance hall, lounge, separate kitchen/diner with access to the rear garden, two ground floor double bedrooms and a modern shower room and separate cloakroom, whilst to the first floor there is a further double bedroom.

Externally the property is set well back from the road allowing off street parking for several vehicles, whilst to the rear is a great size garden with a covered side access / storage area.

Situated in Highwood Close, Leigh on Sea, this lovely home is within easy reach of local shops and bus routes with Belfairs Woods and Nature Reserve also being close at hand.



Accommodation Comprises

The property is approached by a double glazed entrance door leading to:

Entrance Hall

16'4 max x 10'3

Wood laminate flooring, stairs leading to the first floor accommodation, picture rail, coved cornice, radiator, built in cloaks cupboard. Doors to:

Lounge

16'10 x 10'8

Double glazed window to front aspect, carpeted, feature brick built fireplace with wood mantle, coved ceiling, two wall light points, radiator.

Kitchen/Dining Room

17'7 < 8'6 x 14'7

Double glazed window to rear aspect, stainless steel single drainer sink with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in double oven with five ring gas hob and extractor hood above, further range of matching wall mounted units, appliance space and plumbing for washing machine and dishwasher, wood flooring, coved ceiling with inset spotlighting, double glazed French doors leading to the rear garden, feature brick built fireplace.

Ground Floor Bedroom Two

14'1 into bay x 11'1

Double glazed bay window to front aspect, coved ceiling, radiator.

Ground Floor Bedroom Three

10'11 x 7'11

Double glazed window to rear aspect, carpeted, coved ceiling, radiator.

Ground Floor Shower Room

6'7 x 4'10

Double glazed obscure window to side aspect, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, tiled flooring, fully tiled to surrounding walls, heated towel rail.





Separate WC

4'4 x 2'5

Double glazed obscure window to side, low level WC, wood laminate flooring.

First Floor Landing

9'9 x 4'2

Carpeted, wall light point, built in storage cupboard cupboard. Door to:

Bedroom One

16'6 x 11'8 plus depth of wardrobe

Double glazed window to front aspect, carpeted, range of floor to ceiling fitted sliding door wardrobes, additional built in cupboards, coved ceiling, two radiators.

Externally

Rear Garden

Commences with a natural coloured stone paved curved patio extending to the side and rear corner, lawned area with borders, access to the substantial lean to which runs along the full length of the property to the side which has power and light.

Frontage

Block paved private driveway, remainder mostly to wood chip with block paved path having circular central feature.







Offers Over £395,000 Freehold

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.