

home.

**£650,000**

Hamilton Close, Leigh On Sea



## 14 Hamilton Close, Leigh On Sea, Essex, SS9 3RN

Home Estate Agents are delighted to offer for sale, this charming three bedroom semi-detached house located in the sought-after Highlands Estate. This property boasts a lounge, kitchen diner, three bedrooms and a bathroom.



Externally there is a large south facing garden and off street parking to the front.

Situated on Hamilton Close, Leigh On Sea, this charming family home is situated in the West Leigh School Catchment and within walking distance to Belfairs Woods & Nature Reserve as well as being close by to Leigh Broadway with its array of shops, bars, restaurants and boutiques.

### Entrance Hall

Approached from oak panelled door with stained glass, radiator, staircase rising to first floor, exposed beams, stained glass window, thermostat, understairs cupboard.

### Lounge 13'0 x 12'0

Bay window to front, radiator, picture rail, feature fireplace with bevelled glass mirror.

### Kitchen/Dining Room 19'0 x 12'0

A very bright and airy kitchen/dining room fitted with a range of white units with new contrasting work surface, stainless steel single drainer sink, landscaped glazed tiled surrounds. Integrated appliances include: oven, hob and extractor, washing machine, downlights. UPVC sliding doors leading to patio and gardens.

### Bedroom One 13'0 x 11'0

Window to front, radiator. Newly fitted blind.



**Bedroom Two 12'0 x 11'0**

Window overlooking rear garden, radiator.

**Bedroom Three 9'0 x 8'0**

Good size third bedroom with airing cupboard and shelving to the side with hanging rail. Radiator. Window overlooking rear garden.

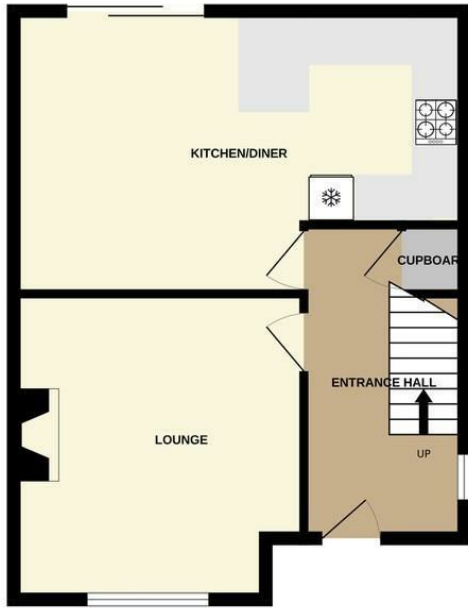
**Bathroom 8'0 x 7'10**

White suite with bath, wash hand basin, cupboard below, low level wc, corner shower cubicle, vertical chrome radiator, fully tiled with glass mosaic relief, downlights, extractor fan.

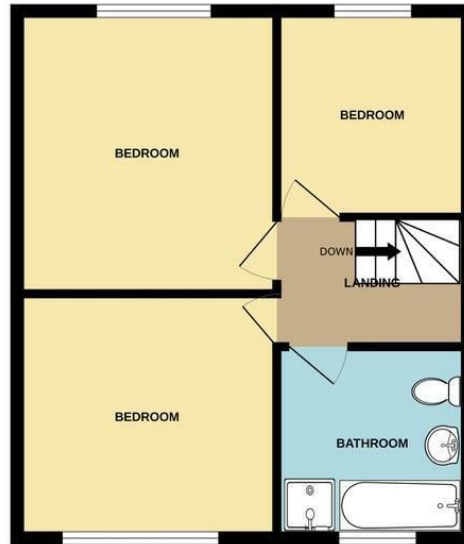
**Externally**



GROUND FLOOR  
460 sq.ft. approx.



1ST FLOOR  
438 sq.ft. approx.



TOTAL FLOOR AREA: 898 sq.ft. approx.  
Made with Metropix ©2024



# £650,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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>			
<b>England &amp; Wales</b>		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.