



47 Montague Avenue

47 Montague Avenue Leigh-on-Sea Essex SS9 3SL

Home of Leigh are very excited to offer for sale this surprisingly spacious three double bedroom semi-detached bungalow situated on a sought after turning in the heart of the Highlands Estate and which benefits from an attached garage, ample off street parking and a great sized west backing rear garden.

The accommodation comprises; entrance porch, entrance hall, an incredible open plan living kitchen and dining space with bi-folding doors overlooking the rear garden, three well appointed double bedrooms, a four piece family bathroom suite, additional guest cloakroom and utility room combined. Externally the property benefits from a great sized west backing rear garden with a purpose built garden room (which is to remain), whilst to the front of the property there is off street parking for several vehicles giving access to an attached garage.

Situated on Montague Avenue in the heart of the Highlands Estate in Leigh-on-Sea, this impressive family home provides an excellent location for nearby amenities which includes schools,



woods, parks and transport routes with mainline railway station serving London for commuters. Also within easy reach is the fashionable Broadway with its array of bars, cafes, restaurants and poplar boutiques.

Accommodation Comprises

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

Entrance Porch 7'7 x 3'1

Double glazed window to side aspect, tiled flooring, smooth plastered ceiling. Open plan to:

Entrance Hall 17'3 x 3'9

With a continuation of tiled flooring, smooth plastered ceiling with access to loft space, meter cupboard, radiator. Open plan to main kitchen/living area and further doors to accommodation off.



Lounge & Dining Area 20'1 x 17'1

Double glazed windows to rear aspect with additional double glazed bi-folding doors to rear giving access to the rear garden, continuation of Karndeian wood flooring, smooth plastered ceiling with inset spotlighting, further double window and door to side aspect, radiator, feature roof lantern.

Bedroom One 14'1 x 13'1 into bay

Double glazed bay window to front aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling, wall mounted lamps, radiator.

Bedroom Two 10'7 x 10'6

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling, radiator.

Bedroom Three 10'8 x 10'2

Double glazed window to side aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling, radiator.

Family Bathroom 9'7 x 7'9

Double glazed obscure window to side aspect, modern four piece suite comprising; bath with mixer tap and shower attachment, low level WC, a fully tiled shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, built in storage cupboard, heated towel rail.



Open Plan Lounge/Dining & Kitchen Area 30'8 x 18'1

A fantastic open plan living space with two clearly defined areas as follows:

Kitchen Area 15'6 x 11'3

A modern fitted kitchen which comprises one and a quarter bowl sink unit with mixer tap and separate boiling tap inset into a range of worksurfaces with cupboards and drawers beneath, built in NEFF oven and matching five ring gas hob with extractor hood above, integrated fridge freezer, integrated dishwasher, built in larder cupboard, further range of matching eye level wall mounted units, Karndeian wood flooring, smooth plastered ceiling with inset spotlighting. Open plan to:

Externally

Rear Garden

The property benefits from a great sized west backing rear garden which commences with an attractive and extensive paved patio area to the immediate rear which continues round to the side giving access to the garage. The remainder of the garden is laid to lawn and enclosed with flower and shrub borders, outside tap, outside lighting, shingled path leading to:

Purpose Built Garden Room 17'6 x 10'1

Double glazed windows and bi-folding doors, wood flooring, smooth plastered ceiling with inset spotlighting, wall mounted electric radiator.

Front Garden

The front of the property is paved providing ample off street parking giving access to:

Garage 13'9 x 6'5

With double opening doors, power and lighting connected, personal double glazed door to garden.















TOTAL FLOOR AREA: 1324 sq ft. approx.
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Guide Price £600,000 - £625,000 Freehold

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