



231 Highlands Boulevard

231 Highlands Boulevard Leigh-on-Sea Essex SS9 3TL

Home Of Leigh are very excited to offer for sale this well maintained three bedroom semi detached house, situated on a corner plot in the heart of the enviable Highlands Estate and within walking distance of Belfairs Woods & Golf Course.

The accommodation comprises; entrance porch, entrance hall, ground floor cloakroom, lounge and a fabulous open plan kitchen, dining and family room overlooking the rear garden, whilst to the first floor there are three well appointed bedrooms and a modern four piece bathroom suite.

Externally the property stands on a corner plot with a block paved driveway to the front allowing off street parking for several vehicles, whilst to the rear there is a great size garden and a detached garage.



Situated in Highlands Boulevard, Leigh on Sea, this attractive family home is perfectly positioned for Belfairs Woods and Nature Reserve whilst still within easy reach of Leigh Broadway and mainline railway station, giving direct access to London Fenchurch Street.

Accommodation Comprises

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

Entrance Porch 7'8 x 3'2

With tiled flooring, part coloured lead light entrance door leading to:

Entrance Hall 14'4 x 9'4

With coloured lead light window to front aspect, tiled flooring, stairs leading to the first floor accommodation with bespoke fitted understairs cupboards, additional built in cloaks cupboard housing space for tumble dryer, radiator. Doors to:



integrated dishwasher and washing machine, two Velux windows, smooth plastered ceiling with inset spotlighting, tiled flooring. Open plan to:

Family Room 16'1 x 11'4

Double glazed window to rear aspect, continuation of wood flooring with underfloor heating, feature wood panelling to one wall, smooth plastered ceiling with inset spotlighting, door to lobby, double glazed bi-folding doors opening to the rear garden.

Rear Lobby 3'7 x 3'1

Wood flooring, double glazed door to side aspect, built in cupboard housing boiler (n/t). Door to:

Ground Floor Cloakroom 4'6 x 2'6

Double glazed obscure window to side aspect, two piece suite comprising low level WC, wash hand basin with mixer tap and vanity cupboard beneath, half tiled to surrounding walls, wood flooring.

First Floor Landing 11'3 x 7'8

Double glazed lead light obscure window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting and access to loft space, radiator. Doors to:

Bedroom One 16'8 x 9'9 plus depth of wardrobes

Double glazed lead light bay window to front aspect with bespoke fitted Plantation shutters, wood flooring, extensive range of fitted floor to ceiling wardrobes with built in drawers and ample hanging space, smooth plastered ceiling with inset spotlighting, radiator.



Lounge 16'8 into bay x 11'6

Double glazed lead light bay window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, radiator.

Open Plan Kitchen Family Room 25'2 < 16'1 x 24'1

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

Kitchen Diner 25'2 x 13'2

The kitchen is fitted to include a Butler sink with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in double oven and four ring gas hob with extractor hood above, integrated fridge and separate freezer, further

Bedroom Two 13'5 x 11'7

Double glazed lead light window to side aspect with bespoke fitted Plantation shutters, wood flooring, smooth plastered ceiling, radiator.

Bedroom Three 7'3 x 7'1

Double glazed lead light window to front aspect with bespoke fitted Plantation shutters, wood flooring, smooth plastered ceiling, radiator.

Bathroom 12'9 < 8'6 x 8'1

A great size family bathroom with double glazed obscure lead light window to rear aspect, modern four piece suite comprising bath with mixer tap, wash hand basin with mixer tap and drawers beneath, fully tiled walk in shower cubicle, low level WC, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with a large decked patio area to the immediate rear with steps down to the remainder of the garden which is laid to lawn with raised flower beds, further paved patio area to the extreme rear giving access to the garage, side access.

Frontage

The property benefits from a paved front garden providing off street parking for several vehicles.

Detached Garage

The property also benefits from a detached garage located to the rear of the property and accessed via Buxton Avenue.













Price £635,000 Freehold

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