

bear

Estate Agents



Proudly positioned on the picturesque Buxton Square, overlooking the green, this beautifully extended 1930s semi-detached home offers an impressive combination of character, space and practicality. With over 1,500 sq ft of well-planned accommodation, it has been thoughtfully designed to meet the needs of modern family life while retaining the charm of its original era. The accommodation flows effortlessly from room to room. Multiple inviting reception rooms provide flexible living spaces, whether for quiet evenings, entertaining guests or working from home, while the superb kitchen/family room creates a natural hub for everyday life. With ample space to cook, dine and relax, together with the added convenience of a separate utility room, it is a space that works as beautifully as it looks. Upstairs, four generous bedrooms are complemented by two well-appointed bathrooms, offering comfortable and versatile accommodation for families at every stage. Stepping outside, the rear garden provides a wonderful setting to enjoy throughout the seasons. A raised terrace overlooks the lawn and beyond to the green, creating the perfect backdrop for outdoor dining, summer entertaining or simply enjoying the peaceful surroundings. The location is every bit as impressive as the home itself. Belfairs Woods and Belfairs Golf Course are quite literally on the doorstep, while excellent local amenities, transport links and the vibrant cafés, restaurants and seafront of Leigh-on-Sea are all within easy reach. Families will also appreciate being within catchment for the highly regarded West Leigh School and Belfairs Academy. A generous driveway provides ample off-street parking, with the added benefit of an integral garage. Rarely do homes in such an enviable position combine character, generous living space and an outstanding lifestyle opportunity so effortlessly.

- Extended semi-detached character house
- Ample parking on driveway and integral garage
- Multiple reception areas
- Large rear garden with raised patio ideal for entertaining and a summerhouse offering extra storage
- Within the West Leigh School and Belfairs Academy catchments
- Positioned on Buxton Square with fantastic views over the green
- Impressive kitchen family room with separate utility room
- Upstairs bathroom and downstairs shower room
- Plans passed for a side and rear extension (Details available on request)
- Doorstep to Belfairs Woods and Golf Course

Buxton Square

Leigh-on-Sea

£950,000



Buxton Square



Frontage

Block paved drive for two to three vehicles, car charging point, access to the garage, access to:

Entrance Hallway

14'5" x 6'4"

Smooth vaulted ceiling, picture rails, carpeted stairs to the first floor with understairs storage, feature wood panelled walls, double glazed leadlight window to the front overlooking the square, solid wood entrance door to the side, vinyl flooring laid in Herringbone, two column radiator, alarm pad, door to:

Lounge

12'11" x 10'7"

Smooth coved ceiling, double glazed leadlight window to the front, radiator, carpet.

Kitchen Family Room

27'4" x 22'3"

Kitchen Area:

Smooth ceiling with inset spotlights. Modern two-tone kitchen comprising of: wall and base level units with a quartz worktop, breakfast bar area, double inset sink with a black hot tap, floor to ceiling units with an integrated fridge and freezer, integrated Neff steam oven with a warming drawer, integrated Neff oven and grill, large double breakfast cupboard with shelving, open display area, integrated wine fridge, Neff four ring induction hob with a built-in extractor, floor to ceiling storage cupboards, pan drawers, integrated dishwasher, pull-out bin store, three column radiator, feature wood panelled walls, vinyl flooring laid in Herringbone, double glazed three-panel sliding doors to the rear leading out to the garden, electric blinds on the doors.

Dining Area:

Smooth ceiling with a pendant light, built-in bookcase with base level units, feature fireplace with a log burner and a granite hearth, feature wood panelled walls, vinyl flooring laid in Herringbone, opening to:

Sitting Room:

Smooth coved ceiling with inset spotlights, double glazed two-panel sliding doors with electric blinds, vertical two-column radiator, wood panelled walls, vinyl flooring laid in Herringbone, door to:

Utility Room

10'4" x 9'9"

Smooth vaulted ceiling with inset spotlights, extractor fan, double glazed window to the rear overlooking the garden, double glazed door to the rear leading out to the garden, base level units with a quartz worktop, inset sink and drainer with a brushed brass tap, floor to ceiling storage units, stacker system making space for a washing machine and tumble dryer, storage shelf, tiled flooring, three column radiator, door to:

Shower Room

7'6" x 2'11"

Double glazed leadlight window to front, smooth ceiling, sensor wall lights, low level WC, Wall hung wash basin, shower cubicle, part tiled walls and vinyl flooring in herringbone.

First Floor Landing

Smooth ceiling with inset spotlights, eaves storage cupboard, carpet.

Bedroom One

12'11" x 10'6"

Picture rails, double glazed leadlight windows to the front overlooking the square, radiator, laminate flooring.

Bedroom Two

13'2" > 10'0" x 12'3"

Smooth ceiling with inset spotlights, double glazed leadlight windows to the rear overlooking the garden, radiator, carpet.

Bedroom Three

11'2" x 9'11"

Smooth ceiling, picture rails, double glazed leadlight windows to the rear overlooking the garden, radiator, carpet.

Bedroom Four

11'0" x 7'6"

Smooth ceiling, double glazed leadlight windows to the side, radiator, laminate flooring.

Family Bathroom

7'11" x 5'11"

Smooth ceiling with inset spotlights, extractor fan, loft hatch, obscured double glazed leadlight window to the rear, panelled bath with a shower over, including a rainfall head, inset shelf, vanity unit wash basin, low-level WC, wall hung heated towel rail, fully tiled walls, tiled flooring.

Integral Garage

11'8" x 9'8"

Smooth ceiling, up and over door to the front, power, light, loft access.

Large Rear Garden

Commences with a raised patio area ideal for entertaining, with the remainder laid to lawn, established tree and shrub borders, resin patio to the very rear with a children's play area to the far rear, outside lighting, outside tap.

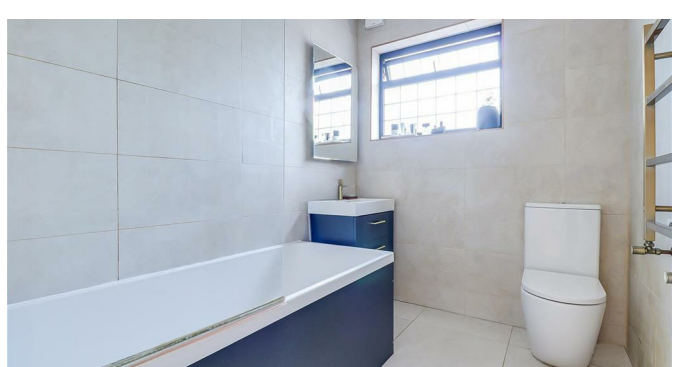
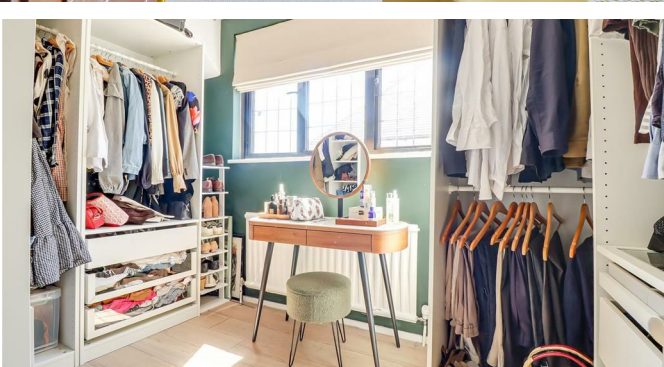
Summerhouse and Storage

12'5" x 9'1"

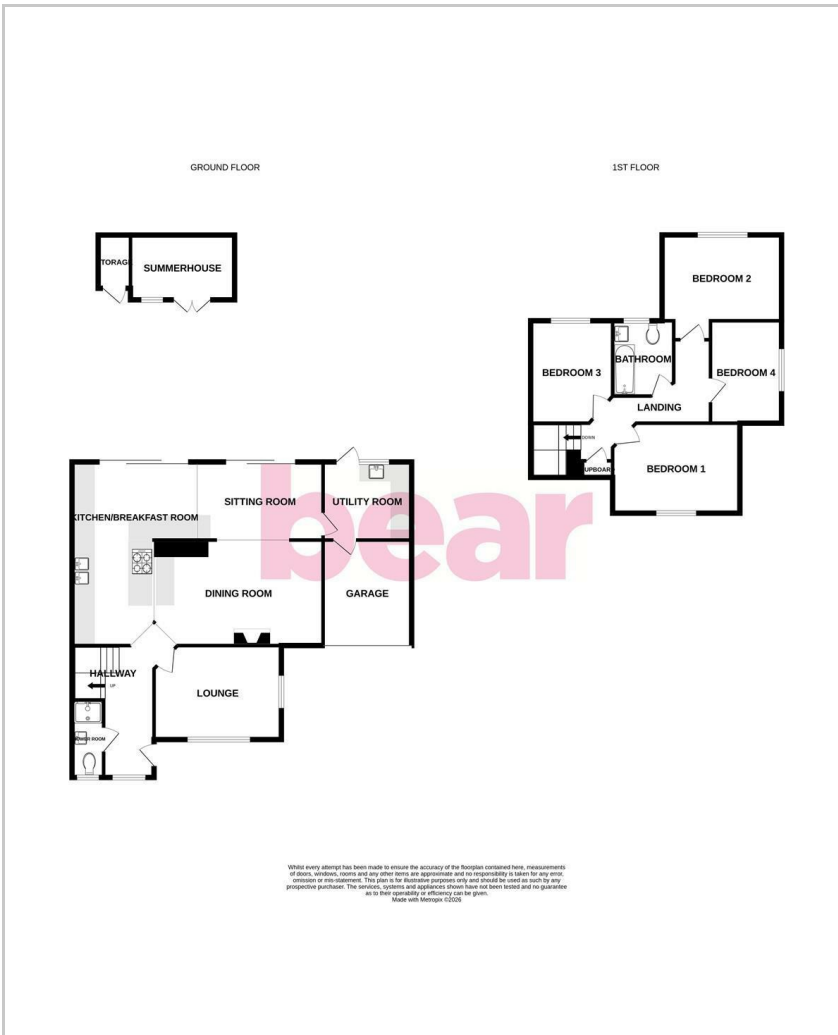
Double glazed French doors to the front, double glazed window to the front, wood panelled walls and flooring. PLEASE NOTE: There is a storage unit attached measuring 2.295m x 1.398m

Agents Notes:

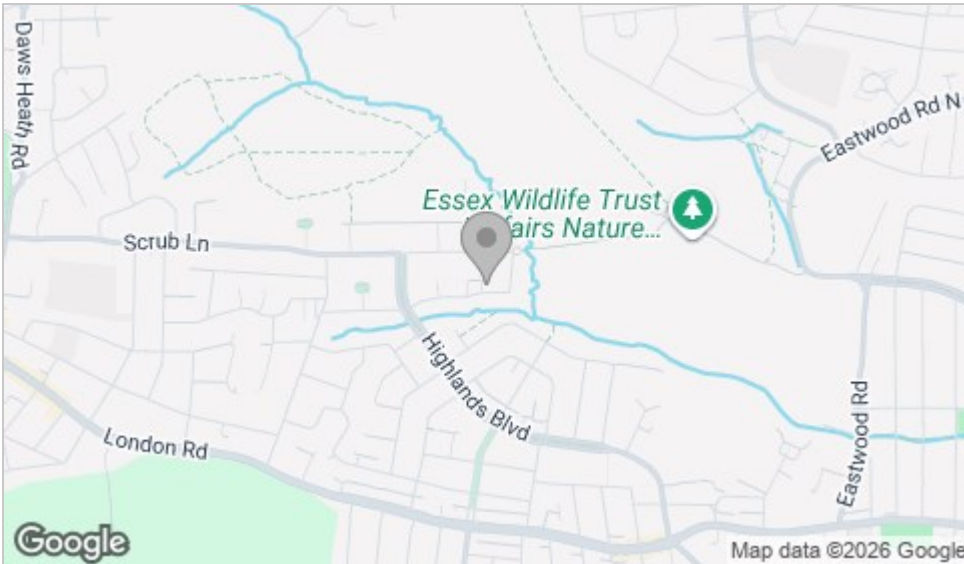
Council tax band: F



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are put out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		