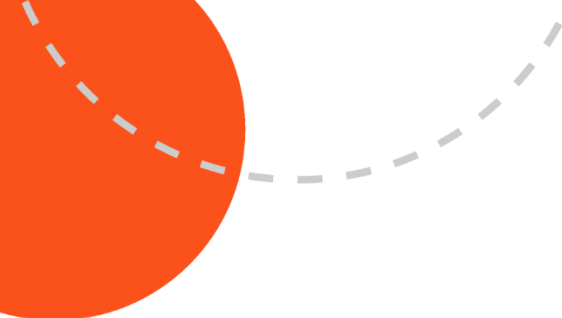




Edinburgh Avenue, Leigh-On-Sea, Essex, SS9 3SG

4 bedroom semi-detached house / Guide Price £575,000 - £600,000 / t. 01702 555888



Situated in a highly sought-after turning directly off of Highlands Boulevard, this extended **four-bedroom** semi-detached family home boasts a stunning rear garden extending to approximately 80ft in depth.

Accommodation comprises two reception rooms, a spacious kitchen/diner, utility room and ground-floor shower room. To the first floor are four bedrooms and a modern family bathroom. Further benefits include a substantial summer cabin and off-street parking to the front.

Ideally located on the ever-popular Edinburgh Avenue, the property is just a short walk from Belfair's Woods and Golf Course, as well as a range of local shops and amenities. Leigh Broadway and Leigh-on-Sea mainline station are also within easy reach, providing excellent transport links. Families will appreciate the excellent local schooling on offer, with the property falling within the catchment areas for West Leigh Primary School and Belfair's Academy.

Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.

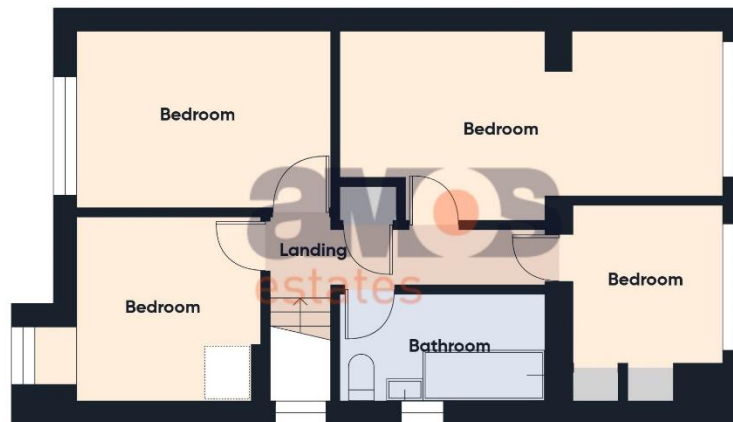
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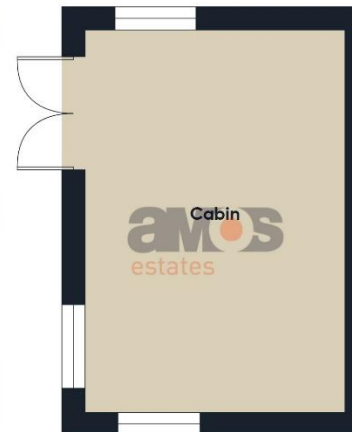
A space to call home.



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1402 ft²
130.3 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Highlights

- | Extended Four Bedroom Semi Detached Family Home
- | Highlands Estate
- | Ample Reception Rooms
- | Large Kitchen/Diner
- | Utility Room
- | Ground Floor Shower Room
- | Modern Bathroom Suite
- | Beautiful Rear Garden Measuring Approx. 80ft In Depth
- | Large Summer Cabin
- | Off Street Parking
- | Short Walk From Belfair's Woods & Golf Course
- | Westleigh Primary & Belfair's Academy School Catchments
- | Walking Distance To London Road Shopping Facilities
- | Easy Reach Of Leigh Station & Leigh Broadway
- | Council Tax Band - D



uPVC double glazed entrance door opening to entrance hall.

**Entrance Hall **

Laminate flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage cupboards, doors to accommodation off.

**Lounge 14'1 x 12'5 **

uPVC double glazed bay window to front, laminate flooring, radiator, power points, TV point.

**Sitting Room 11'6 x 10'0 **

Laminate flooring, radiator, coved ceiling, power points, open plan to kitchen diner.

**Kitchen Diner 17'8 x 9'4 Increasing to 14'4 At Kitchen **

Double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker, integrated dishwasher, integrated fridge, tiled splashbacks, power points, under cupboard lighting, uPVC double glazed window to rear, smooth plastered and coved ceiling, radiator, cupboard housing Vaillant wall mounted boiler, double glazed bi-folding doors to rear elevation providing access to rear garden, door to utility/storage facility.

**Utility/Storage Facility 21'8 x 5'9 **

Double doors to front leading to front garden, uPVC obscure double glazed windows to side, uPVC double glazed windows to rear with door adjacent leading to rear garden, space and plumbing for a washing machine and tumble dryer, further appliance spaces, power points.

**Ground Floor Shower Room 5'11 x 5'6 **

Three piece suite comprising shower cubicle with shower over and tiled surround, vanity wash basin with chrome controls, storage below and tiled splashback, push button WC, tiled flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, uPVC obscure double glazed window to side.







**Landing **

Fitted carpet, smooth plastered ceiling with pendant lights, airing cupboard housing emersion tank and shelving, uPVC obscure double glazed window to side at half landing, doors to accommodation off.

**Bedroom One 18'5 Into Wardrobe Depth x 9'1 Maximum **

uPVC double glazed window to rear with pleasant outlook towards Belfair's woods, fitted carpet, radiator, power points, TV point, smooth plastered ceiling, range of fitted wardrobes.

**Bedroom Two 12'0 x 8'7 **

uPVC double glazed window to front, smooth plastered ceiling, radiator, power points, wood effect flooring.

**Bedroom Three 7'7 x 7'6 **

uPVC double glazed window to rear, laminate flooring, radiator, power points, recess storage area.

**Bedroom Four 9'0 x 8'11 **

uPVC double glazed bay window to front, laminate flooring, power points, radiator, smooth plastered ceiling, built in bed with storage below.

**Bathroom 9'11 x 5'1 **

Modern three piece suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, smooth plastered ceiling with inset spotlights, uPVC obscure double glazed window to side, heated towel radiator.





**Rear Garden **

A lovely rear garden commencing with patio providing outside seating facility, whilst the remainder is mainly laid to established lawn with pathway adjacent leading to far rear, well stocked flower beds, decking to far rear providing further seating and access to cabin, outside tap.

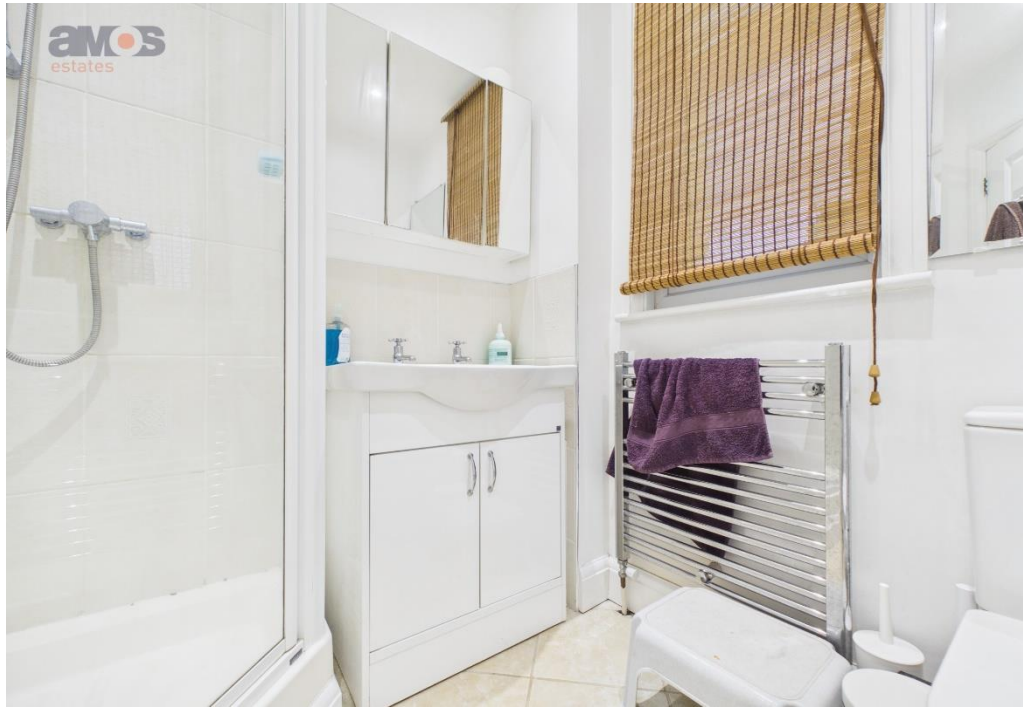
**Summer Cabin 18'3 x 12'6 **

French doors to front, windows to side and front, ample power points, lighting.

**Front Garden **

Block paved driveway providing off street parking for up to three vehicles.





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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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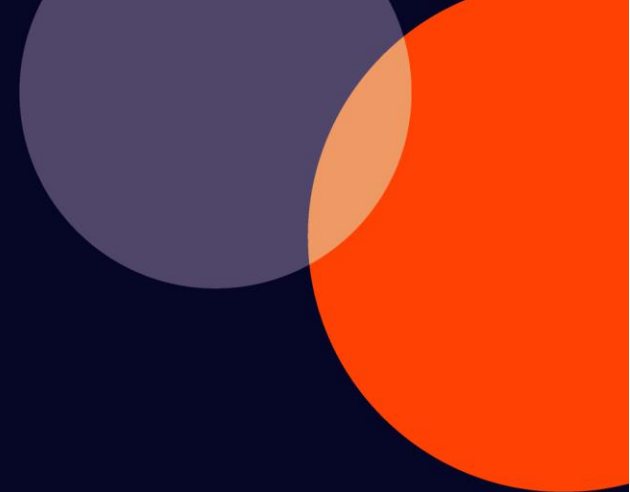












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