



Montague Avenue, Leigh-On-Sea

Offers Over £525,000

home.

45 Montague Avenue

Leigh-On-Sea

SS9 3SL



- Charming Two Bedroom Semi Detached Bungalow
- Heart Of The Highlands Estate
- Generous Size West Backing Plot
- Open Plan Kitchen/Diner & Double Glazed Conservatory
- Delightful & Secluded West Backing Rear Garden
- Off Street Parking For Two/Three Vehicles
- Ideally Positioned For Belfairs Woods and Nature Reserve
- Close Proximity To Leigh Broadway & Mainline Railway Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are please to present this charming two bedroom semi detached bungalow which stands on a generous size west backing plot and boasts ample parking facilities to the front and is within a short walk of Belfairs Woods & Nature Reserve.

The accommodation comprises; entrance porch, entrance hall, lounge, open plan kitchen/diner leading through to a double glazed conservatory which overlooks the rear garden. There are two great size double bedrooms along with a modern three piece bathroom suite.

Externally the property offers a delightful and secluded west backing rear garden whilst to the front there is off street parking for two/three vehicles.

Located on Montague Avenue in the heart of the Highlands Estate, this wonderful property is ideally positioned for Belfairs Woods and Nature Reserve as well as being within close proximity to Leigh Broadway and its railway station giving direct access into London Fenchurch Street.



Accommodation Comprises

Double glazed entrance door leading to:

Entrance Porch

7'11 x 3'6

Double glazed window to front aspect, wood laminate flooring, smooth plastered ceiling with inset spotlighting. Further part double glazed entrance door leading to:

Entrance Hall

15'3 x 2'10

Wood flooring throughout, half panelled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, picture rail, built-in storage cupboard, smoke alarm, access to insulated and part boarded loft via drop down ladder, radiator. Doors to:

Lounge

14'5 x 13'1

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, engineered wood flooring, feature brick built fireplace with inset log burner and granite hearth, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, smoke alarm, radiator.

Open Plan Kitchen/Diner

20'3 x 13'2

A great size kitchen/diner with double glazed window to rear aspect with external canopy, smoke alarm. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units, concealed boiler (n/t), integrated dishwasher, washing machine, integrated fridge and separate freezer, built-in oven and four ring induction hob with extractor hood above, coved to smooth plastered ceiling with inset spotlighting, brick built fireplace with inset log burner, granite hearth and attractive bespoke built alcove storage to either side, radiator, door to bathroom. Doors to:

Conservatory

10'7 x 9'6

Double glazed window to rear and side aspect with French doors leading out to the rear garden, wood flooring with underfloor heating, vaulted ceiling with Velux window and smooth plastered with inset spotlighting, cast iron effect radiator.

Bedroom One

11'9 x 10'9

Double glazed window to front aspect with bespoke fitted Plantation shutters and additional solar powered Velux roof window, carpeted, range of fitted floor to ceiling wardrobes with cupboards above, coved to smooth plastered ceiling, picture rail, smoke alarm, radiator.

Bedroom Two

11'1 x 10'8

Double glazed window to side aspect with bespoke fitted Plantation shutters, carpeted, coved to smooth plastered ceiling, picture rail, smoke alarm, radiator.

Bathroom

9'5 x 4'9

Double glazed obscure window to rear aspect. Modern three piece suite comprising; panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail/radiator combined.

Externally

Front Garden

The front of the property is totally crazy paved providing off street parking for several vehicles.

Rear Garden

The property benefits from a great size west backing rear garden which commences with an attractive crazy paved patio area to the immediate rear with side access to the front and access to garden shed (to remain), mixer shower, butler sink and two external power sockets. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing and a mature range of flower and shrub borders, additional garden shed (to remain) and further shingled patio are to the extreme rear.







GROUND FLOOR
809 sq.ft. approx.



TOTAL FLOOR AREA: 809 sq.ft. approx.
Made with Metropix ©2025

Property Details

2 Bedrooms
1 Bathrooms
2 Reception Rooms
Bungalow - Semi Detached

Approx. sq ft
EPC band: C
Tenure: Freehold
Council Tax Band: D

£525,000

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