



Cosgrove Avenue, Leigh-On-Sea

Price Guide £850,000

home.

# 4 Cosgrove Avenue

Leigh-On-Sea

SS9 3TZ



- Charming Three Bedroom Detached house
- No Onward Chain
- Highlands Estate
- Backing Directly Onto Belfairs Woods & Nature Reserve
- Lounge & Separate Dining Room
- Modern Fitted Kitchen Overlooking The Rear Garden
- Fabulous East Backing Garden Backing Directly Onto Woods
- Ample Off Street Parking & Garage

## Interested?

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

01702 480 033





\*\*\* Guide Price £850,000 - £875,000 \*\*\*

Home Of Leigh are very excited to offer for sale this charming three bedroom detached house located in one of the Highlands Estates most enviable turnings, backing directly onto Belfairs Woods & Nature Reserve and which also benefits from the huge advantage of no onward chain.

The accommodation comprises; entrance porch, entrance hall, lounge, separate dining room plus a modern fitted kitchen overlooking the rear garden, whilst to the first floor there are three well appointed bedrooms and a modern shower room.

Externally the property sits well back from the road allowing off street parking for numerous vehicles giving access to an attached garage, whilst to the rear there is a fabulous east backing garden which backs directly onto the woods.

Located on Cosgrove Avenue in Leigh on Sea, this wonderful property is perfectly positioned to take full advantage of Belfairs Woods, Golf Course and Nature Reserve which are all within walking distance. Leigh Broadway and mainline railway station are also close at hand offering direct access into London Fenchurch Street.



### Accommodation Comprises

Part double glazed entrance door leading to:

### Entrance Lobby

12'1 x 7'8

Double glazed lead light window to side and front aspect, vinyl flooring, smooth plastered ceiling, radiator. Archway to:

### Entrance Hall

15'6 x 5'6

Carpeted, stairs leading to the first floor accommodation with understairs storage cupboard, additional built-in cloaks cupboard, smooth plastered ceiling. Doors to:

### Lounge

15'9 x 12'2

Double glazed windows and French doors to rear giving access to the garden, carpeted, smooth plastered ceiling, radiator.

### Dining Room

12'10 x 12'8

Double glazed lead light bay window to front aspect, carpeted, smooth plastered ceiling, feature coloured lead light window to side, radiator.

### Kitchen

12'10 x 9'1

Two double glazed windows to rear and side aspect, double glazed obscure door to side aspect. The kitchen is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap inset into a range of rolled edge worksurfaces to the expanse of two walls with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, wall mounted boiler (n/t), smooth plastered ceiling, radiator.

### First Floor Landing

11'10 x 7'7

Double glazed obscure window and half landing and additional double glazed lead light window to side, built-in storage cupboard housing hot water tank, carpeted, smooth plastered ceiling with access to loft space. Doors to:

### Bedroom One

16'1 x 9'11

A lovely dual aspect master bedroom with double glazed windows to front and rear aspects, carpeted, smooth plastered ceiling, built-in wardrobe, radiator.

### Bedroom Two

13'4 x 11'1 plus depth of wardrobe

Double glazed lead light bay window to front aspect, carpeted, smooth plastered ceiling, range of fitted wardrobes to the expanse of one wall with built-in shelving and drawers, radiator.

### Bedroom Three

9'1 x 7'3

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, built-in wardrobe, radiator.

### Shower Room

8'1 x 5'9

Double glazed obscure window to side aspect. Modern three piece suite comprising; fully tiled walk-in shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, smooth plastered ceiling, heated towel rail.

### Externally

### Rear Garden

The property benefits from a beautiful east backing rear garden which commences with an attractive and extensively paved patio area to the immediate rear. The remainder of the garden is neatly laid to lawn with a mature range of flower bed, shrub and herbaceous borders, all enclosed by screen panelled fencing, side access to the front, further access to garage.

### Front Garden

The front of the property is mainly paved providing ample off street parking for several vehicles with a feature semi-circular established flower bed. Access to:

### Garage

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







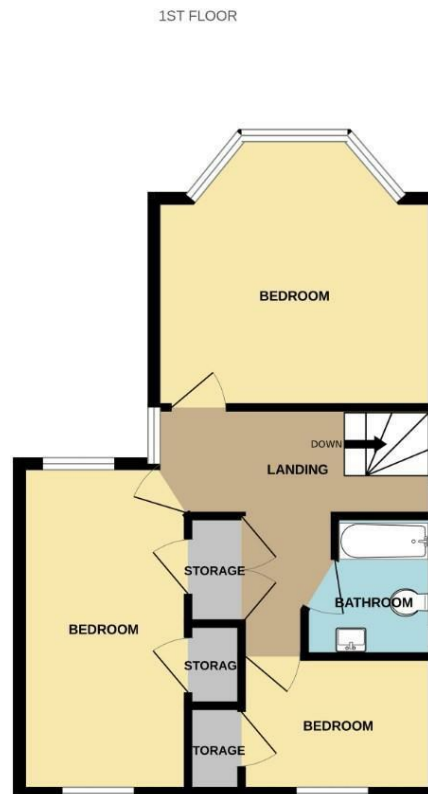
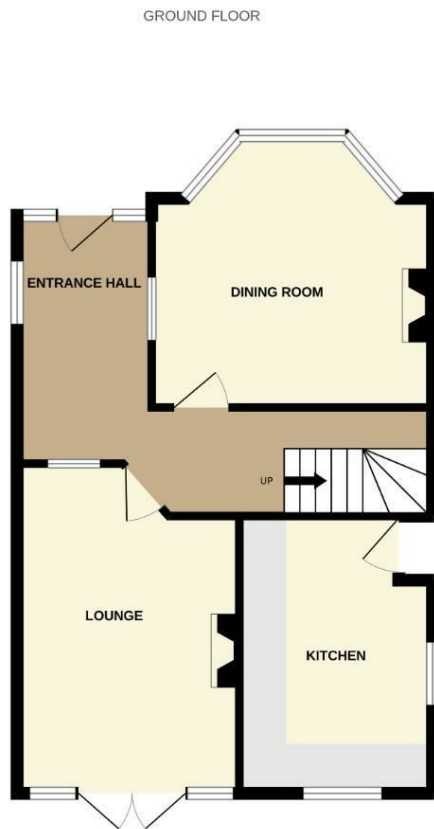


## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Detached

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

£850,000



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