

# bear

*Estate Agents*



\* EXTENDED & DETACHED FIVE BEDROOM BUNGALOW \* KITCHEN-FAMILY ROOM \* 'HIGHLANDS ESTATE' WITHIN WEST LEIGH CATCHMENT \* WALK TO LEIGH STATION AND BROADWAY \* WIDE PLOT \* This extended five bedroom family home sits on an especially wide plot and has a modern interior and layout, a south-facing garden and an impressive frontage, with even more potential yet to unlock! The accommodation is comprised of; five great-sized double bedrooms, a stylish en-suite to master within the current extension, a three-piece family shower room, a bright and open kitchen-family room, a welcoming hallway and a low maintenance south-facing garden. To the front, there is parking for at least six vehicles on the in-and-out gated driveway and the location couldn't be better - it is nestled within the sought-after 'Highlands Estate' meaning it's part of the West Leigh and Belfairs school catchment areas and is only a walk to Belfairs Woods and Golf Course, Leigh Station for commuters, bus links and shops on the London Road and the bustling Broadway. The prestigious grammar schools of the borough are also only a bus ride away and the property is available to view now, with no onward chain!

- Planning
- West Leigh School and Belfairs Academy catchment area
- South facing rear garden
- Kitchen-family room layout
- Impressive detached five-bedroom home
- Highlands Estate location
- Short walk to Leigh Station, Leigh Broadway and Old Leigh
- In-and-out gated driveway for six vehicles and an electric car charging point
- Five-piece en-suite and separate family shower room
- No onward chain

## Eaton Road

Leigh-on-Sea

**£800,000**

Offers In The Region Of



# Eaton Road



## Frontage

Impressive gated in and out block paved driveway providing parking for at least six vehicles, electric car charging point, retaining wall, side access to garden, overhanging front porch and a composite and obscured double-glazed front door leading to:

## Entrance Hallway

Modern vertical radiator, spotlighting, impressive glass screening and doorway through to bedroom four/reception room, skirting and wood-effect laminate flooring.

## Kitchen Family Room

31'3" > 17'6" x 21'7" > 11'10"

UPVC double-glazed windows to front, rear and side aspects as well as a rear door to garden, boiler/airing cupboard, modern gloss kitchen units both wall-mounted and base-level comprising; integrated fridge/freezer, eye-level oven and grill, four ring burner induction hob with hidden extractor over, integrated wine refrigerator, pan drawers, integrated dishwasher, integrated washing machine, black composite 1.5 sink and drainer with chrome mixer tap set into laminate worktops, spotlighting, feature log burning stove, modern vertical radiator with two additional radiators, loft access, skirting and wood-effect laminate flooring.

## Three-Piece Shower Room

8'2" x 5'0"

Impressive original stained glass feature window to front aspect, walk-in double shower with drecher head, floating vanity unit with wash basin and chrome mixer tap, w/c with hidden cistern, radiator, fully tiled walls and flooring, extractor fan and spotlighting.

## Bedroom One

12'9" x 10'5"

UPVC double-glazed French doors for garden access, access to en-suite, recessed alcove perfect for a built-in wardrobe, feature-tank wall, skirting, carpet and underfloor heating.

## En-Suite to Bedroom One

12'9" x 5'9"

Two UPVC obscured double-glazed windows to front and side aspects and an impressive five-piece matt black suite comprising; freestanding bath with mixer tap and shower attachment, low-level w/c, 'His and Hers' vanity unit with countertop wash basins and chrome mixer taps, sauna-steam shower enclosure, extractor fan, fully tiled walls and flooring with underfloor heating.

## Bedroom Two

11'11" x 8'10"

UPVC double-glazed French doors for garden access, modern vertical radiator, spotlighting, skirting and carpet.

## Bedroom Three

12'0" x 8'8"

UPVC double-glazed window to front aspect, modern vertical radiator, spotlighting, skirting and carpet.

## Bedroom Four

12'8" x 7'10"

UPVC double-glazed windows to rear and side aspects, modern vertical radiator, spotlighting, skirting, wood-effect laminate flooring.

## Bedroom Five

Smooth ceiling with a pendant light, double glazed window to the front, radiator, carpet.

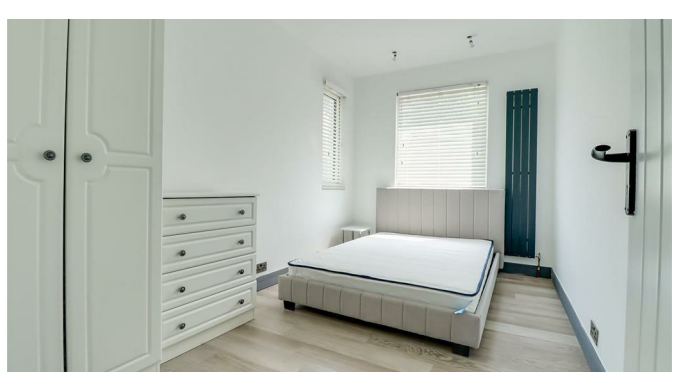
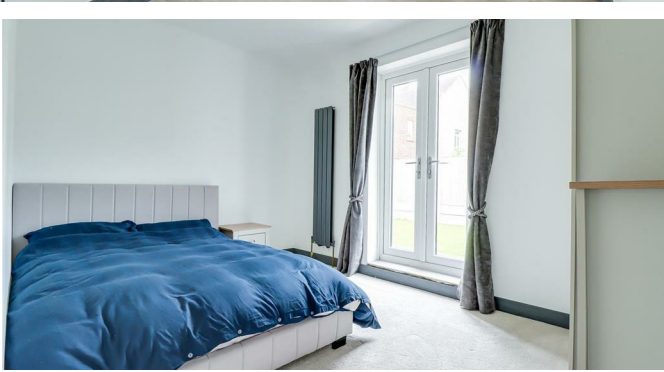
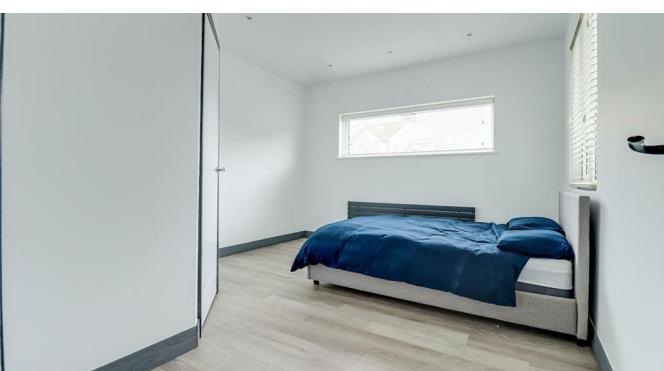
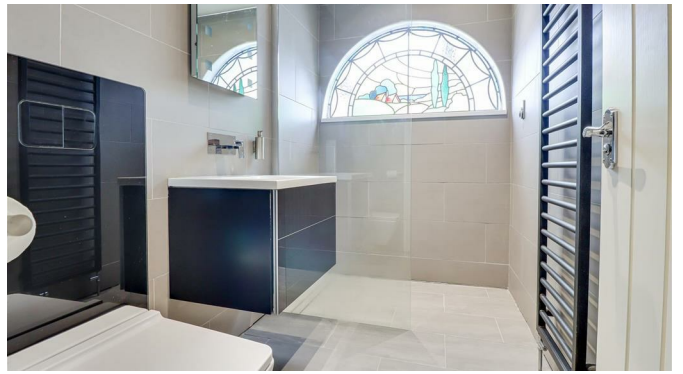
## South Facing Rear Garden

Commences with a block paved patio area with the rest of the garden mostly laid with artificial lawn, a rear patio area and fencing all around, as well as side access back to front of property.

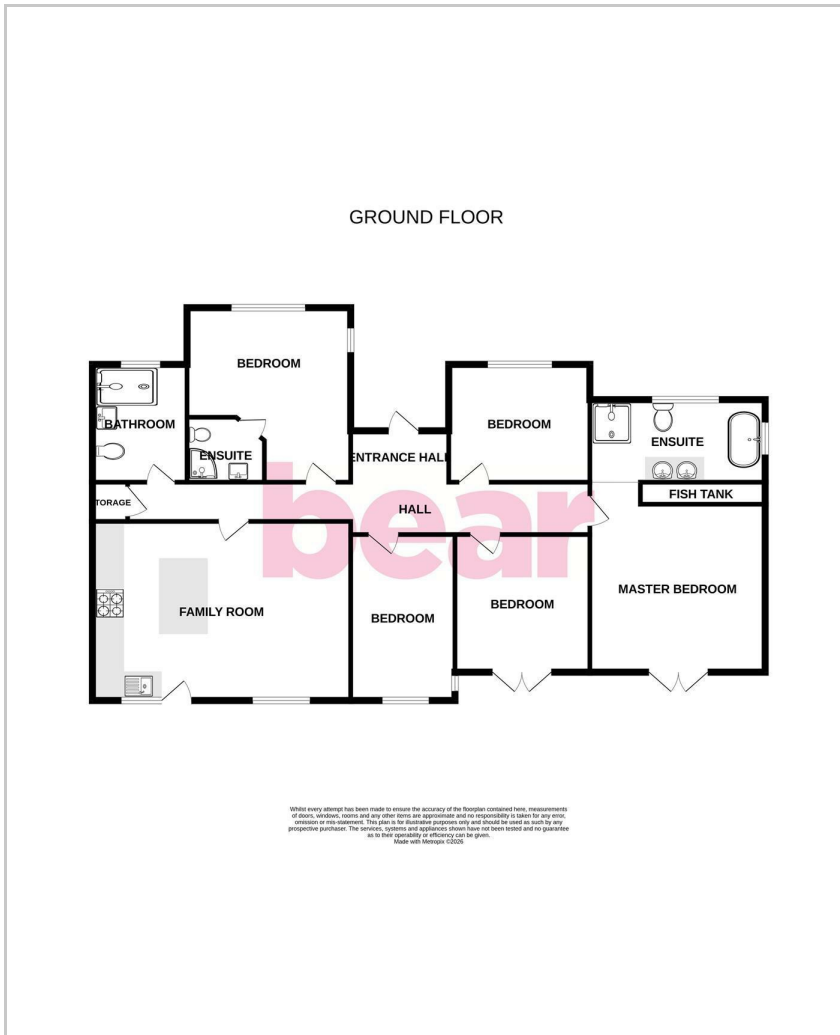
## Planning

## Agents Notes:

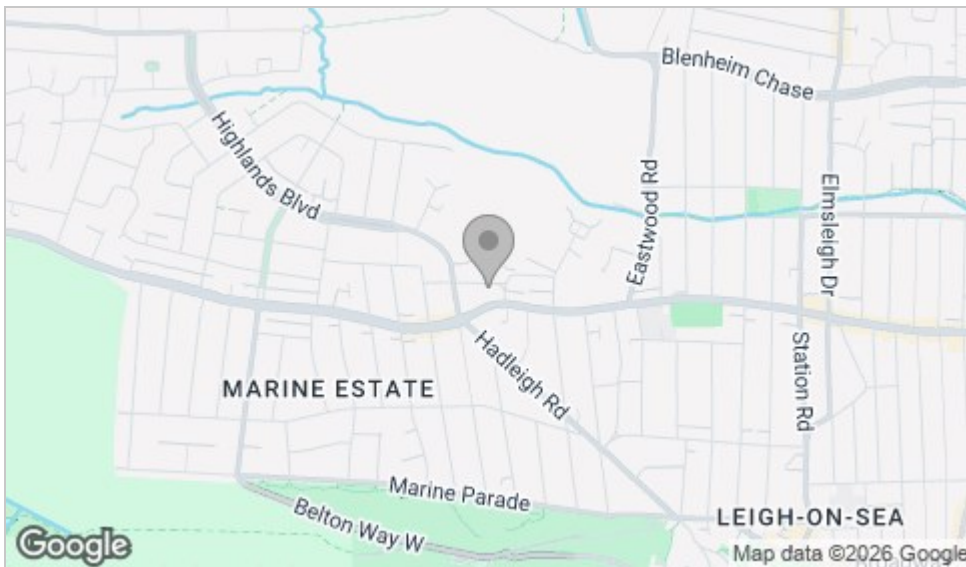
Council tax band: D



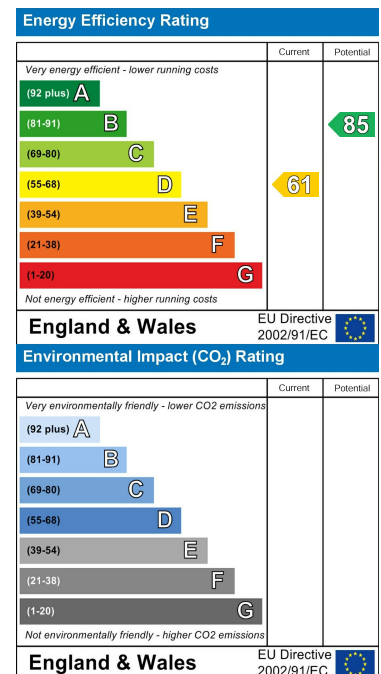
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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 set 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](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>