



Proudly positioned in the charming area of Highlands Boulevard, Leigh-on-Sea, this spacious semi-detached family home offers a delightful blend of original features and modern living. As you step inside, you are greeted by a gorgeous bay-fronted lounge that exudes warmth and character, perfect for relaxing with family or entertaining guests. The property boasts two additional reception rooms, providing ample space for various activities, whether it be a playroom for children or a quiet study. With four generously sized double bedrooms, this home is ideal for families seeking comfort and space. Each room is designed to be inviting and functional, ensuring that everyone has their own personal retreat. The location is particularly advantageous, as it is within walking distance to Leigh Station, making commuting a breeze. Additionally, the vibrant Leigh Broadway and Leigh Road shopping facilities are just a short stroll away, offering a variety of shops, cafes, and restaurants to explore. This property is not just a house; it is a home that promises a wonderful lifestyle in a sought-after area. With its spacious layout and proximity to local amenities, it is an opportunity not to be missed.

- Spacious semi-detached family home
- Gorgeous bay-fronted lounge with two additional reception rooms
- Four double bedrooms
- Generous rear garden
- Within distance of Leigh Broadway and Leigh Road shopping facilities
- Original features throughout
- Large conservatory/utility area
- Accommodation split over three floors
- Walking distance to Leigh Station
- Belfairs Woods and Golf Course close by

Highlands Boulevard

Leigh-On-Sea

£600,000



Highlands Boulevard



Frontage

Powered driveway creating parking for one large vehicle, shingles area to the side, tree and shrub border, side access to the rear garden, path leading to:

Entrance Hallway

Coved ceiling with a pendant light, double-glazed window to the side, carpeted stairs rising to the first floor landing with understairs storage, and engineered oak flooring.

Lounge

14'7" x 10'6"

Smooth ceiling with a pendant light, double-glazed bay window to the front, feature double-glazed stained glass window to the side, feature fireplace with a wooden surround and a tiled hearth with an electric fire, radiator, engineered oak flooring.

Reception Room

Smooth ceiling with a pendant light, chimney breast opening with a log burner, engineered oak flooring, double-glazed French doors to the rear opening into the reception room with adjacent double-glazed windows.

Reception Room

13'3" x 8'4"

Coved ceiling with a feature pendant light, double-glazed windows to the rear overlooking the garden, double-glazed French doors to the rear opening onto the garden, radiator, engineered oak flooring.

Kitchen

10'7" x 8'8"

Smooth coved ceiling with inset spotlights, obscured double-glazed window to the side, double-glazed windows to the rear overlooking the garden, double-glazed door to the rear opening into the reception room. Wooden kitchen comprising of, wall and base level units with a roll edge laminate worktop, stainless steel sink with draining grooves with tiled splashbacks, space for a dishwasher, range cooker with a four-ring gas hob and an extractor over, integrated fridge freezer on a 70/30 split, wood effect laminate flooring.

Utility Room

8'4" x 7'10"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, space for an American-style fridge freezer, space for a washing machine, space for a tumble dryer, base level worktop with a roll edge laminate worktop, radiator, wood effect laminate flooring.

First Floor Landing

Smooth ceiling with a pendant light, carpet, carpeted stairs rising to the second-floor landing, carpet, doors to first-floor rooms, bathroom, and WC.

Bedroom One

14'6" x 11'11"

Smooth ceiling with inset spotlights, double-glazed French doors leading out to the Juliet balcony overlooking Belfairs Woods, floor to ceiling built in wardrobes, wood effect laminate flooring, door to:

En-Suite Shower Room

7'4" x 5'2"

Smooth ceiling with inset spotlights and an extractor fan, corner shower cubicle with a drencher head, low-level WC, obscured double-glazed window to the rear, vanity unit wash basin, wall mounted chrome heated towel rail, fully tiled walls, tiled flooring.

Bedroom Two

11'8" x 10'10"

Pendant light, double-glazed windows to the front, feature fireplace with a wooden surround and a tiled hearth, radiator, carpet.

Bedroom Three

10'7" x 9'7"

Bedroom Four

10'7" x 8'5"

Pendant light, double-glazed windows to the front, radiator, carpet.

Family Bathroom

9'3" x 8'0"

Smooth ceiling with a pendant light, obscured double-glazed windows to the rear, shower cubicle with a drencher head and a shower hose, freestanding bathtub, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, tiled flooring.

WC

6'0" x 2'5"

Smooth ceiling with a pendant light, obscured double-glazed window to the front, low-level WC, pedestal wash basin, wall-mounted chrome heated towel rail, tiled splashbacks, wood-effect laminate flooring.

Rear Garden

Commences with a paved patio area with the remainder laid to lawn, wooden raised patio area to the side with an outside seating area, flower and shrub borders, side access back to the front drive, outside lighting, outside tap.

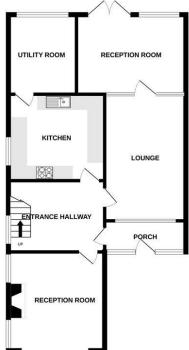
Agents Notes

Council tax band: E



Floor Plan

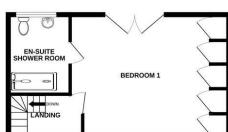
GROUND FLOOR



1ST FLOOR



2ND FLOOR

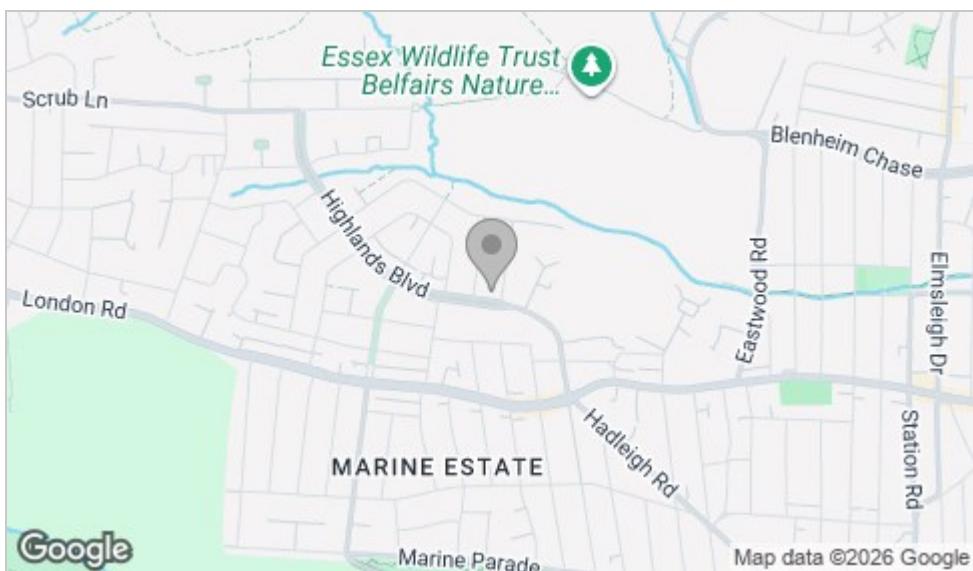


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homefox 0.0205



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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(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	