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

Eaton Road

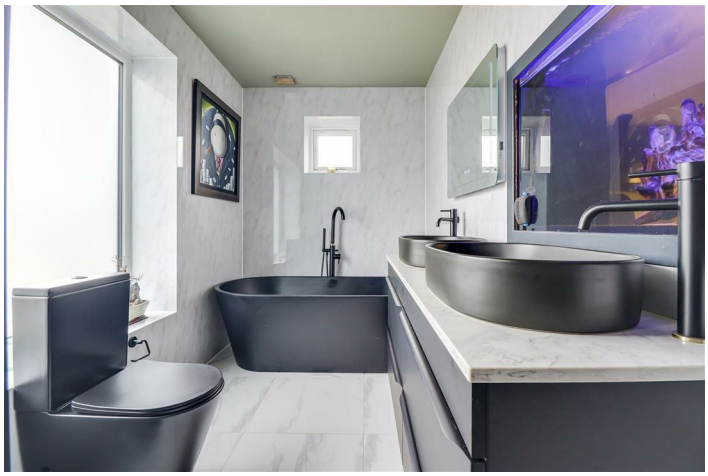
Leigh-on-Sea

£750,000

Offers In Excess Of

5 3 2 D

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" × 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" × 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" × 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" × 8'10"
UPVC double-glazed French doors for garden access, modern vertical radiator, spotlighting, skirting and carpet.

Bedroom Three
12'0" × 8'8"
UPVC double-glazed window to front aspect, modern vertical radiator, spotlighting, skirting and carpet.

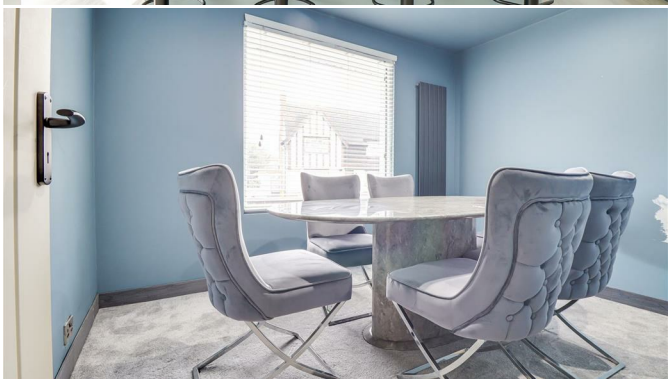
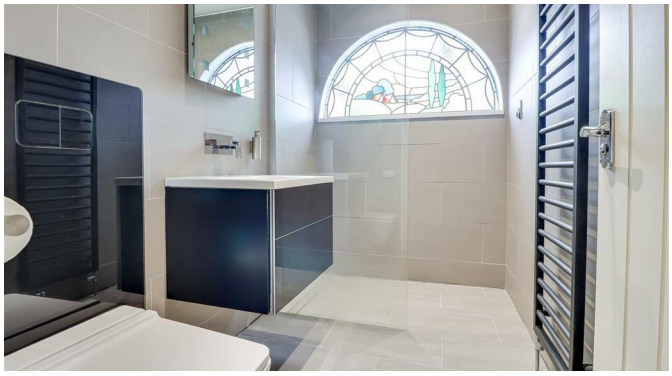
Bedroom Four
12'8" × 7'10"
UPVC double-glazed windows to rear and side aspects, modern vertical radiator, spotlighting, skirting, wood-effect laminate flooring.

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

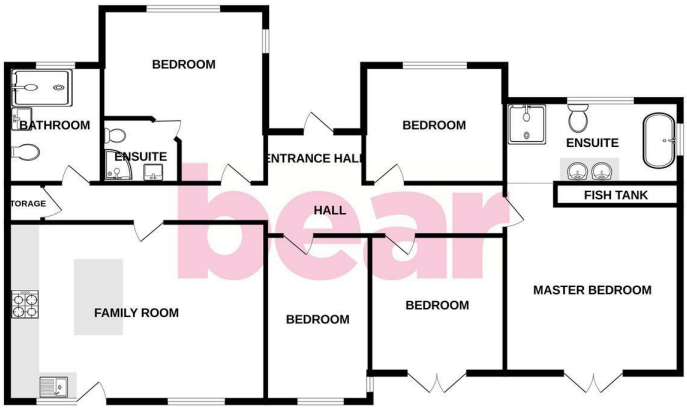
South Facing Rear Garden
Commences with a block paved patio area with the rest of the garden mostly laid with artificial lawn, a rear patio area and fencing all around, as well as side access back to front of property.

Planning

Agents Notes:
Council tax band: D

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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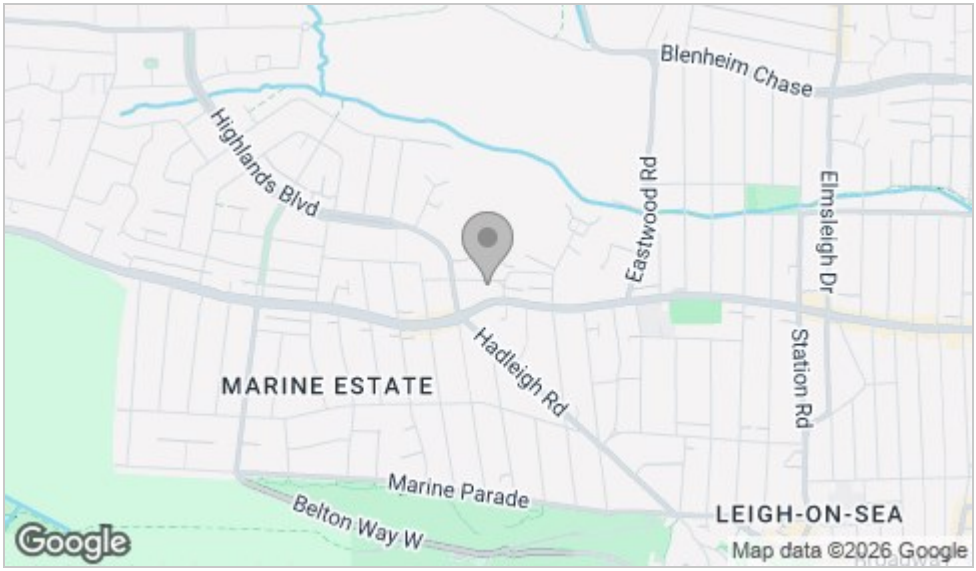
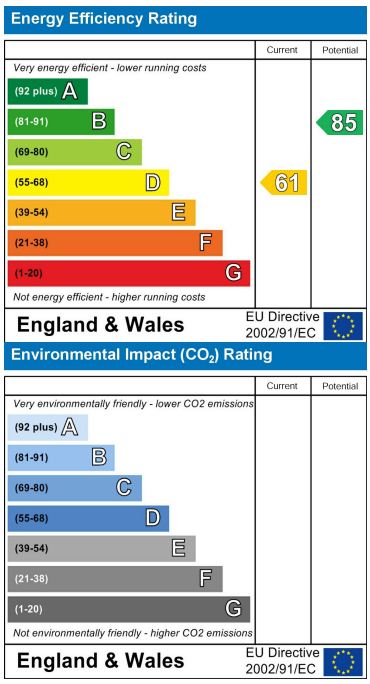
Area Map



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.

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