



Cosgrove Avenue, Leigh-On-Sea  
Offers In Excess Of £1,150,000

home.

# 10 Cosgrove Avenue

Leigh-On-Sea  
SS9 3TZ



- Stunning Detached Family Home in The Highlands Estate
- Backing Directly onto Belfairs Woods with Private Gated Access
- Impressive Open Plan Kitchen Dining and Snug Area
- Large Kitchen with Central Island, Quartz Worktops and Range Cooker
- Spacious Lounge with Triple Aspect Windows and Media Wall
- Four Generous Double Bedrooms
- Luxurious Principal Bedroom with En Suite and Freestanding Bath
- Juliette Balconies with Stunning Woodland Views
- Landscaped Garden with Sunken Hot Tub and Outbuilding
- Prime Highlands Estate Location Within West Leigh School Catchment

## 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 Estate Agents are privileged to offer for sale this stunning detached family residence, situated within the highly sought-after Highlands Estate in Leigh- and backing directly onto Belfairs Woods.

Beautifully presented throughout and offering substantial living accommodation, this exceptional home perfectly combines elegant interiors with modern family living. A storm porch leads into a spacious entrance hall featuring parquet flooring, multiple storage cupboards and a ground floor W/C, immediately setting the tone for the quality found throughout.

To the front of the property is an impressive lounge with triple aspect windows, a feature fireplace and bespoke media wall, creating a superb entertaining and relaxation space. To the rear, the home opens into a spectacular open plan kitchen, dining and snug area. The snug features a wood burner and flows seamlessly into the dining area, enhanced by French doors to the garden and a vaulted skylight allowing natural light to flood the room. The kitchen itself is beautifully designed with a large central island, marble effect quartz worktops, range cooker, fitted drinks cooler and additional French doors opening onto the garden. A separate utility room adds further practicality.

Upstairs, the property offers four generous double bedrooms and a stylish four piece family bathroom. The principal suite is a standout feature, complete with fitted wardrobes, a double Juliet balcony overlooking the garden and woodland, an en suite shower room and a striking freestanding claw foot bath. Bedroom two also benefits from a Juliet balcony with beautiful woodland views.

Externally, the rear garden is a true highlight, backing directly onto Belfairs Woods with private gated access. The garden also features a sunken hot tub within the decking area and a detached outbuilding currently used as a games room, ideal as a home office or studio with power connected. To the front, there is off street parking and an electric vehicle charging point.

Positioned within the prestigious Cosgrove Avenue, close to Leigh Broadway, Leigh Station, Belfairs Golf Course and within catchment for the highly regarded West Leigh schools, this is a truly exceptional family home.

### Accommodation Comprises

The property commences with a block paved driveway with space for two vehicles, mature flower bed borders and side access to the rear of the property, external wall lighting, car charging point, front access to the garage. Storm porch with tiled flooring, spotlight, slate feature wall. Composite entrance door leading into:

### Entrance Hallway

Mat well, wood Parquet flooring, skirting, spotlighting, two large storage cupboards, wooden stairs with carpet runner leading to first floor landing with understairs storage cupboard, radiator. Doors to:

### Downstairs WC

Tiled flooring, part tiled walls, spotlighting, extractor fan, WC, pedestal stone wash hand basin with mixer tap, heated towel rail.

### Lounge

17'4 x 12'0

Carpeted, skirting, spotlighting, double glazed windows to the front aspect and two double glazed windows to the side aspect all with shutters, built-in fireplace with metal surround and granite hearth, media wall with storage and shelving, radiator.

### Open Plan Kitchen/Diner & Snug

#### Kitchen Area

19'1 x 13'5

Wood Parquet flooring and tiled flooring, skirting, radiator, spotlighting and two ceiling lights, double glazed window and double glazed French doors both to rear aspect leading to the garden. The kitchen is fitted to include a range of base units with marble effect worksurfaces and matching eye level wall mounted units, double Butler sink with mixer tap, integrated dishwasher, Rangemaster oven with five ring gas hob and extractor over, tiled splashback, large kitchen island with marble effect Quartz worksurface, breakfast bar area with wooden worksurface, seating, integrated drinks cooler (to remain), storage and under counter fridge.

### Dining Room

11'7 x 10'3

Wood Parquet flooring, skirting, spotlighting, part exposed brick wall, vaulted Skylight, double glazed windows and French doors leading to the garden, radiator. Open to:

### Snug Area

13'3 x 12'2

Wood Parquet flooring, skirting, spotlighting, feature fireplace with exposed brick surround, wooden mantle, stone hearth and wood burner, storage shelving and cupboards to alcoves, radiator. Open to:

### Utility Room

7'7 x 7'5

Tiled flooring, skirting, radiator, spotlighting, extractor fan, base units with wooden worksurface and matching eye level wall mounted units, space for fridge freezer, sink with drainer and stainless steel mixer tap, space for washing machine and tumble dryer, extractor fan.

### Garage

21'11 x 12'8

Double doors to the front, concrete base, ceiling light, boiler and Megaflow tank.





### First Floor Landing

Carpeted, skirting, large window to front aspect, ceiling light, storage cupboard, access to boarded and insulated loft via drop down ladder, radiator. Doors to:

### Bedroom One

22'4 x 15'9

Wood effect laminate flooring and carpet, part panelled walls, spotlighting, two Juliette balconies to the rear overlooking the garden, large fitted wardrobe with mirrored sliding doors, feature claw footed roll top freestanding bath with shower attachment and mixer tap, radiator. Door to:

### En-Suite Bathroom

9'3 x 4'8

Tiled flooring, skirting, spotlighting, extractor fan, heated towel rail, wash hand basin with mixer tap and storage beneath, tiled splashback, WC, wall mounted mirror with lighting, walk-in tiled shower cubicle with Rainfall shower.

### Bedroom Two

14'10 x 12'0

Carpeted, skirting, spotlighting, double glazed windows and Juliette balcony to the rear aspect, radiator.

### Bedroom Three

13'9 x 12'0

Carpeted, skirting, spotlighting, double glazed window to the front aspect with shutters, radiator.

### Bedroom Four

14'6 x 11'0

Carpeted, skirting, spotlighting, double glazed window to the front aspect with shutters, radiator.

### Bathroom

13'6 x 8'0

Tiled flooring, part tiled walls, skirting, spotlighting, extractor fan, two double glazed obscure windows to the side aspect, wash hand basin with mixer tap and storage beneath, freestanding bath, walk-in tiled shower cubicle with Rainfall shower, WC, heated towel rail.

### Externally

#### Rear Garden

Rear garden commencing with a large decking area with built-in hot tub (to remain), external wall lighting, power sockets and water tap, outside kitchen side area with sink, storage areas and built-in pizza oven, lawn with flower bed borders with raised railway sleeper, outbuilding, storage shed, access to the front of the property, gate leading to the woods.

#### Outbuilding

Outbuilding with external wall lighting, power socket and water tap, wood effect laminate flooring, ceiling light, double glazed window to the front, double glazed window and French doors to the side aspect, power points, storage cupboard.

#### Agents Note

The vendor has advised that there is planning permission for a loft extension and balcony to the first floor rear bedroom.



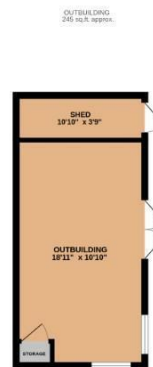












TOTAL FLOOR AREA : 2522 sq.ft. approx.  
Made with Metropix ©2026



## Property Details

4 Bedrooms  
3 Bathrooms  
3 Reception Rooms  
House - Detached

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

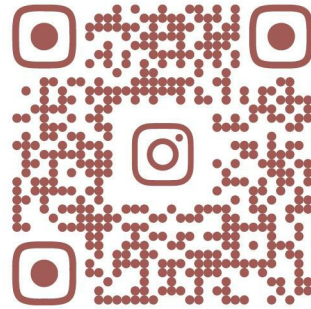
£1,150,000

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