

SCOTT &
STAPLETON

HAMILTON CLOSE
Leigh-On-Sea, SS9 3RN
£2,150 PCM





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Scott & Stapleton are delighted to offer for rent this super semi detached family house situated in a quiet turning within the ever popular Highlands Estate in the sought after West Leigh Schools catchment area.

This fabulous property offers well presented & spacious accommodation including 3 good size bedrooms, luxury 4 piece bathroom, good size lounge with original fireplace & open plan kitchen/diner with appliances. There are also the added bonuses of ample off street parking and a stunning south facing rear garden which extends to approx. 80'.

Within easy walking distance of local shops, Belfairs woods & golf course, Leigh station & Broadway are also within a few minutes drive.

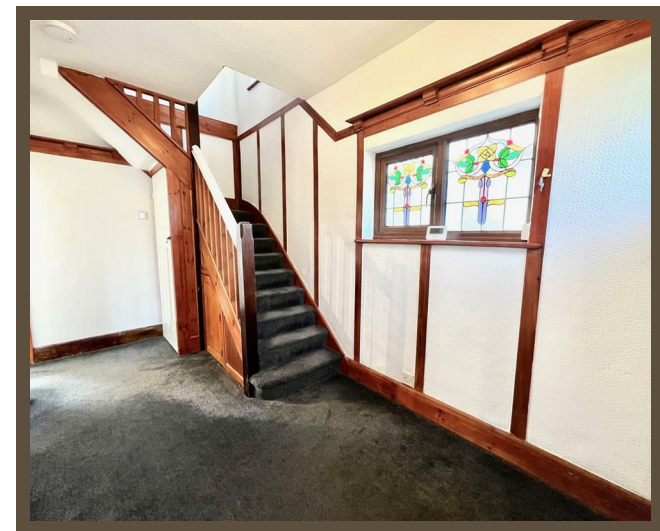
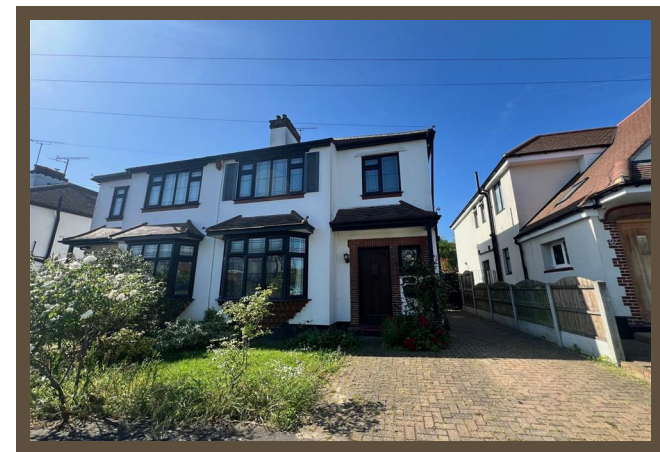
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Accommodation comprises

Original solid wooden entrance door leading to entrance hall.

Entrance hall

Feature UPVC stained lead light double glazed window to side. Stairs to first floor with understairs storage.

Lounge

3.96 x 3.66 (12'11" x 12'0")

Large bay window to front, radiator, picture rail, feature fireplace with bevelled glass mirror.

Kitchen/dining room

5.79m x 3.66m (18'11" x 12'0")

A very bright and airy kitchen/dining room fitted with a range of white units with new contrasting work surface, stainless steel single drainer sink, landscaped glazed tiled surrounds. Integrated appliances include: oven, hob and extractor, washing machine, downlights. UPVC sliding doors leading to patio and gardens.

First floor landing

Feature UPVC stained lead light window to side.

Bedroom 1

3.96 x 3.35 (12'11" x 10'11")

Window to front, radiator. Newly fitted blind.

Bedroom 2

3.66 x 3.35 (12'0" x 10'11")

Window overlooking rear garden, radiator.

Bedroom 3

2.74 x 2.44 (8'11" x 8'0")

Good size third bedroom with airing cupboard and shelving to the side with hanging rail. Radiator. Window overlooking rear garden.

Bathroom

2.44 x 2.39 (8'0" x 7'10")

White suite with bath, wash hand basin, cupboard below, low level wc, corner shower cubicle, vertical chrome radiator, fully tiled with glass mosaic relief, downlights, extractor fan.

Front garden

Large block paved driveway providing ample off street parking & vehicular access to rear. Mature shrub & flower beds.

Rear garden

Delightful south backing garden extending to approx. 80' with an extensive and well kept lawn. Large patio area, storage shed. Fully fenced, outside lighting & tap.



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