SCOTT &
STAPLETON

HIGHLANDS BOULEVARD
Leigh-On-Sea, SS9 3QN
Asking Price £765,000





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Scott & Stapleton are excited to offer for sale this handsome detached family home offering good size accommodation and being located in a highly sought after location within the popular Highlands Estate.

This super executive style home has spacious accommodation including 3 large reception rooms, luxury fitted kitchen/diner, utility room & ground floor. The first floor boasts 4 double bedroom, 2 having en suite shower rooms plus a large family bathroom.

Externally the property boasts an impressive road frontage of approx. 55' with gates leading to a large block paved driveway & a detached double garage. The rear garden is of a westerly aspect & very secluded.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.













Accommodation comprises
Solid wood entrance door with double glazed inset leading to entrance hall.

Entrance hall
5.6 x 1.7 (18'4" x 5'6")
Obscure UPVC double glazed lead light window to front. Stairs to first floor with understairs storage cupboard. Laminate flooring, radiator, coved ceiling. Doors to all rooms.

Ground floor cloakroom
1.7 x 0.8 (5'6" x 2'7")
White suite comprising of low level WC & wall mounted wash hand basin with mixer tap. Radiator, tiled floor, coved ceiling, ceiling spotlights, extractor fan.

Lounge
5.9 x 3.5 (19'4" x 11'5")
UPVC double glazed French doors to rear on to garden plus adjacent UPVC double glazed lead light windows. Radiator, coved ceiling, fireplace.

Sitting room
3.6 x 3.5 (11'9" x 11'5")
UPVC double glazed lead light Oriel bay window to front with fitted shutters. Radiator, laminate flooring, coved ceiling.

Study/reception room
3.6 x 2.1 (11'9" x 6'10")
UPVC double glazed lead light window to front with fitted shutters. Radiator, coved ceiling.

Kitchen/diner
4 x 3.6 (13'1" x 11'9")
UPVC double glazed lead light window to rear. Luxury range of Shaker style base & eye level units with spaces for range style cooker & American fridge/freezer, integrated dishwasher & extractor fan. Square edge worktops with inset ceramic one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashback, radiator, coved ceiling with ceiling spotlights. Door to utility room.

Utility room
2.1 x 1.7 (6'10" x 5'6")
UPVC double glazed lead light door to side on to garden. Range of Shaker style base & eye level units to one wall with spaces for washing machine & tumble dryer. Roll edge worktops with inset stainless steel sink unit with mixer tap & matching drainer, tiled splashbacks. Wall mounted Vaillant boiler (not tested).

First floor landing
5.4 x 1.7 (17'8" x 5'6")
UPVC double glazed lead light window to front with fitted shutters. Large fitted airing cupboard, radiator. Doors to all bedrooms.

Master bedroom
4.8 x 3.5 (15'8" x 11'5")
UPVC double glazed lead light window to rear with fitted shutters. Luxury range of fitted wardrobes to one wall, radiator, coved ceiling. Door to en suite.

En suite
2.7 x 0.9 (8'10" x 2'11")
Obscure UPVC double glazed lead light window to side. Luxury white suite comprising of double shower cubicle, low level WC & pedestal wash hand basin with mixer tap. Fully tiled walls & floor, radiator, fitted mirror, shaver point, coved ceiling, ceiling spotlights, extractor fan.

Bedroom 2
3.5 x 3 (11'5" x 9'10")
UPVC double glazed lead light window to rear with fitted shutters. Radiator, coved ceiling. Door to en suite.

En suite
3.1 x 0.8 (10'2" x 2'7")
White suite comprising of shower cubicle, low level WC & pedestal wash hand basin with mixer tap. Tiled walls, laminate flooring, radiator, coved ceiling, ceiling spotlights, extractor fan.

Bedroom 3
4.1 x 3.5 (13'5" x 11'5")
UPVC double glazed lead light window to front with fitted shutters. Radiator, coved ceiling.

Bedroom 4
2.9 x 2.1 (9'6" x 6'10")
UPVC double glazed lead light window to front with fitted shutters. Radiator, coved ceiling, loft access.

Family bathroom
2.3 x 2.1 (7'6" x 6'10")
Obscure UPVC double glazed lead light window to side. Luxury white suite comprising of bath in tiled surround with mixer tap, shower attachment & glass screen, low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Fully tiled walls & floor, radiator, fitted mirror, shaver point, coved ceiling, ceiling spotlights, extractor fan.

Front garden
The property occupies a good size plot with an impressive road frontage of approx. 55'. Brick retaining wall to front boundary with gates leading to block paved driveway providing off street parking for numerous vehicles. Mature flower & shrub beds, outside lighting, pedestrian access to both sides leading to rear garden.

Double garage
5.3 x 5.3 (17'4" x 17'4")
Electric up & over door to front. Courtesy door to side & obscure UPVC double glazed window. Power & light, additional storage in rafters.

Rear garden
Sunny & secluded west backing rear garden with patio area, remainder laid to lawn with flower & shrub borders. Fully fenced, outside tap, lighting & power points.





