

Highlands Boulevard, Leigh-On-Sea, Essex, SS9 3QX

3 bed semi-detached house / £600,000 / t. 01702 555888



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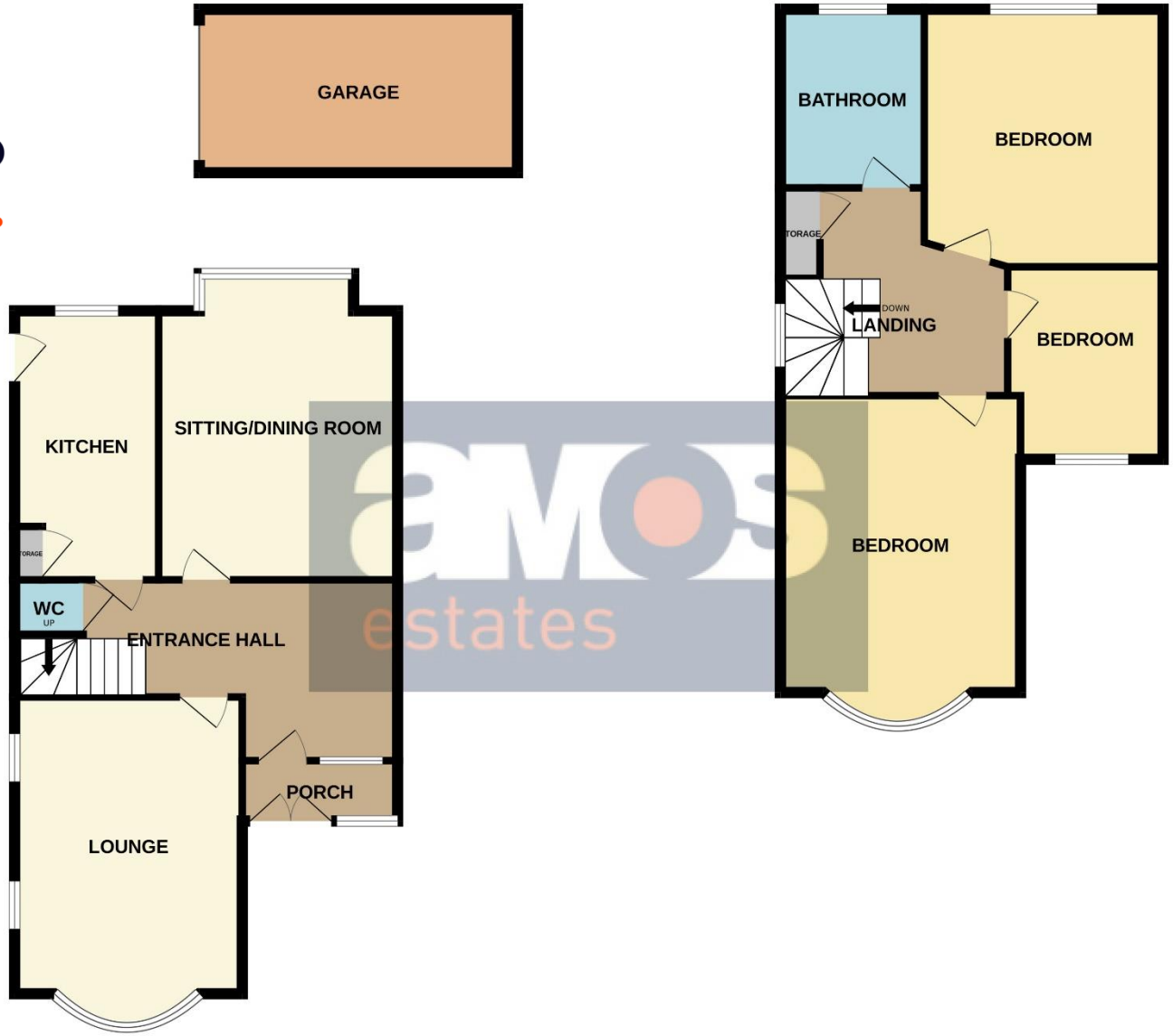
Offered with no onward chain, this spacious three bedroom semi-detached family home is brimming with charm and character, occupying a lovely corner plot on the ever popular Highlands Boulevard. The well proportioned accommodation comprises a generous reception hall, two spacious reception rooms, a kitchen and ground floor W.C., together with three good sized bedrooms and a stunning four-piece family bathroom. Externally, the property benefits from a low maintenance, south-westerly facing rear garden, a garage and off street parking to the rear. Also offering excellent scope to extend (subject to the necessary consent) if so desired.

Situated on the highly desirable Highlands Estate, the property is just a short stroll from Belfair's Woods and Golf Course, local shopping facilities along London Road and nearby bus routes. Leigh Broadway and Leigh-on-Sea mainline station are also within easy reach, offering direct links into London Fenchurch Street. The area is well served by excellent local schools, with the property falling within the catchment areas for Westleigh Infant and Junior Schools and Belfair's Academy.

GROUND FLOOR

1ST FLOOR

A space to call home.



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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Highlights

\ Character Three Bedroom Semi Detached Family Home

\ No Onward Chain

\ Corner Plot

\ Two Spacious Reception Rooms

\ Well Fitted Kitchen

\ Modern Ground Floor WC

\ Generous Size Bedrooms

\ Stunning Four Piece Bathroom Suite

\ Low Maintenance South/West Facing Rear Garden

\ Off Street Parking & Garage To Rear

\ Excellent Scope To Extend (subject to consent)

\ Sought After Highlands Boulevard Location

\ Close To Belfair's Woods, Golf Course & Local Shops

\ Easy Reach Of Leigh mainline Station

\ Westleigh Primary & Belfair's Academy School Catchments

\ Oozing Charm & Character

\ Council Tax Band – E

\ EPC Rating – tbc

Attractive stained glass timber entrance doors with stained glass windows adjacent opening to entrance porch.

**Entrance Porch 7’3 x 2’8 **
Tiled flooring, power points, solid wood entrance door with obscure stained glass windows adjacent opening to reception hall.

**Reception Hall 16’7 x 9’6 Maximum **
Herringbone style flooring, radiator, power points, plate rail, telephone point, storage cupboard, carpeted stairs with timber balustrade leading to first floor accommodation, doors to accommodation off.

**Lounge 16’10 Into Bay x 11’11 **
uPVC double glazed bay window to front, fitted carpet, two radiators, power points, wall light points, two obscure stained glass windows to side, TV point, feature fireplace housing electric fire with timber mantle.

**Dining / Sitting Room 16’2 Into Bay x 12’6 **
uPVC double glazed square bay window to rear overlooking garden, fitted carpet, two radiators, power points, TV point, feature tiled fireplace housing gas fire.

**Kitchen 13’ x 7’8 **
Sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and eye level units, tiled splashbacks, space for cooker, space and plumbing for a washing machine, integrated fridge, tiled effect flooring, uPVC double glazed window to rear, uPVC obscure double glazed door to side leading to rear garden, radiator, power points, smooth plastered ceiling, cupboard housing wall mounted boiler and shelving, further storage cupboard.







**Ground Floor WC **
Modern two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls, tiled flooring, heated towel radiator, uPVC obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.

**Landing **
Fitted carpet, uPVC obscure double glazed stained glass window to side, radiator, large airing cupboard housing emersion tank and shelving, loft access hatch, doors to accommodation off.

**Bedroom One 17’3 Into Bay x 12’ **
uPVC double glazed bay window to front providing pleasant outlook over surrounding area towards Belfairs woods, fitted carpet, two radiators, power points, feature tiled fireplace housing gas fire.

**Bedroom Two 13’ x 12’7 **
uPVC double glazed window to rear, radiator, power points, tiled effect flooring, fitted wardrobe.

**Bedroom Three 9’7 x 8’11 **
uPVC double glazed window to front, fitted carpet, power points.

**Bathroom 8’11 x 7’3 **
Stunning four piece suite comprising panelled bath with chrome controls and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, large corner shower cubicle with drench style shower head above and separate handheld attachment, tiled walls and flooring, uPVC obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, heated towel radiator.









**Rear Garden **

A lovely low maintenance, south/west facing rear garden measuring approximately 60ft in depth. Commencing with patio whilst the remainder is mainly laid to artificial lawn, pathway leading to far rear, well stocked flowerbeds, fencing to borders, timber gates providing side access to front and Braemar Crescent, access to:

**Garage & Parking **

Electric up and over door to front with driveway adjacent providing off street parking with timber double gates leading to and from Braemar Crescent.

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