



Buxton Avenue, Leigh-On-Sea
£975,000

home.

22 Buxton Avenue

Leigh-On-Sea

SS9 3UB



- Beautifully Appointed Four Bedroom Detached Family Home
- Heart Of The Highlands Estate
- Larger Than Average South Backing Plot
- Formal Living Room & Separate Dining Room
- Double Glazed Conservatory & Fabulous Kitchen/Breakfast Room
- Master Bedroom With Walk-in Closet
- Approved Plans For A Second Floor Loft Conversion
- Beautiful South Backing Rear Garden With Purpose Built Garden Room
- Garage & Off Street Parking
- Perfectly Positioned For Belfairs Woods, Nature Reserve & Leigh Broadway

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 Of Leigh are proud to present this beautifully appointed four bedroom detached family home located in a sought after turning on the heart of the Highlands Estate and which stands on a larger than average south backing plot.

The accommodation includes a spacious entrance hall, ground floor guest cloakroom, a formal living room with large picture windows and a feature fireplace, separate dining room which leads through to a double glazed conservatory and a fabulous kitchen/breakfast room which overlooks and leads to the rear garden.

To the first floor there are four well appointed bedrooms with a walk-in closet off the master bedroom and a modern four piece family bathroom. There are also approved plans for a second floor loft conversion creating two further double bedrooms and bathroom.

Externally the property sits comfortably on a generous sized south backing plot with extensive patio areas throughout the garden and a beautiful purpose built garden room, whilst to the front there is ample off street parking giving access to a detached garage.

Located on Buxton Avenue in the enviable Highlands Estate in Leigh on Sea, this meticulously maintained property is perfectly positioned for Belfairs Woods and Nature Reserve which are within walking distance, whilst Leigh Broadway is also close by with its array of shops, restaurants and boutiques.

Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall

14'11" x 6'10" < 5'8"

A very charming and welcoming entrance hall with wood flooring throughout, stairs leading to first floor accommodation with understairs storage cupboard, covered to smooth plastered ceiling with inset spotlighting, radiator. Doors to:

Ground Floor Cloakroom

6'10" x 3'8"

Double glazed obscure window to side aspect. Modern two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, fully tiled to surrounding walls, heated towel rail.

Lounge

22'4" x 14'1"

A great size main reception room with two double glazed bay windows to front aspect, carpeted, coved to smooth plastered ceiling, feature stone fireplace with inset gas coal effect fire and matching surround, further double glazed window to side, two radiators.

Open Plan Kitchen/Dining/Sitting Area

A fabulous semi-open plan living space with three clearly defined areas as follows:

Kitchen Breakfast Area

22'1" x 10'1"

Two double glazed windows to side aspect and additional double glazed French doors to rear giving access to the garden. The kitchen is beautifully fitted to include a modern sink unit with mixer tap inset into a range of Quartz worksurfaces to the expanse of two walls with an abundance of cupboards and drawers beneath, built-in Siemens oven and microwave above with additional warming plate below, six ring gas hob with extractor above, integrated Siemens dishwasher, further range of matching eye level wall mounted units with concealed lighting beneath, built-in wine fridge, bespoke fitted breakfast bar with stool seating around, smooth plastered ceiling with inset spotlighting, tiled flooring throughout with underfloor heating. Open plan to:

Conservatory

11'10" x 11'6"

A sunny south facing conservatory with double glazed windows to both rear and side aspects with French doors to garden, continuation of tiled flooring with underfloor heating, radiator. Open plan to:

Dining Room

12'2" x 11'0"

Double glazed window to side aspect, continuation of tiled flooring with underfloor heating, coved to smooth plastered ceiling, radiator, door to hallway.

First Floor Landing

13'2" x 4'3"

Carpeted, coved to smooth plastered ceiling with access to loft space. Doors to:

Bedroom One

14'5" x 11'11"

Double glazed window to rear aspect with views over the rear garden and surrounding area, smooth plastered ceiling, radiator. Door to:

Walk-In Closet

5'4" x 3'8"

Fully fitted with hanging space and shelving.

Bedroom Two

12'1" x 9'11"

Double glazed window to front aspect, carpeted, range of floor to ceiling fitted wardrobes to the expanse of one wall with sliding mirror fronted doors, radiator.

Bedroom Three

10'1" x 9'9"

Double glazed window to rear aspect, carpeted, radiator.





Bedroom Four

10'1 x 7'8

Double glazed window to front aspect, carpeted, radiator.

Family Bathroom

12'3 x 6'10

Double glazed obscure window to side aspect. Modern four piece suite comprising; panelled bath with mixer tap and hand held shower attachment, low level WC, wash hand basin with mixer tap, fully tiled walk-in shower, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Rear Garden:

The property benefits from a beautiful south backing rear garden which commences with an extensive and raised patio area to the immediate rear creating a wonderful space for outside dining and entertaining. There are steps down to a neatly laid lawn with a mature range of flower, shrub and herbaceous borders enclosed by screen panelled fencing. There is a further patio area to the extreme rear offering access to a garden room which has power and lighting connected.

Front Garden:

The front of the property is mainly paved providing ample off street parking for several vehicles and access to the detached garage.

Garage:

18'5 x 9'2

With up and over door, power and lighting connected.













Property Details

4 Bedrooms
1 Bathrooms
2 Reception Rooms
House - Detached

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

£975,000

Interested?

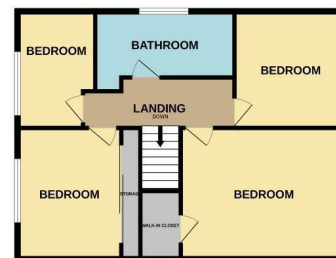
Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033

GROUND FLOOR

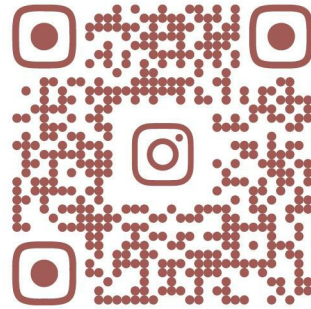


1ST FLOOR



Made with Metropix ©2026

home.



Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

