



Hamilton Close, Leigh On Sea  
£650,000

home.

# 14 Hamilton Close

Leigh On Sea

SS9 3RN



- Charming Three Bedroom Semi-Detached House
- Kitchen/Diner
- Sought After Location
- West Leigh School & Belfairs Academy Catchment
- Off Street Parking
- Large South Facing Rear Garden
- Within Walking Distance To Belfairs Woods & Nature Reserve
- Close To 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 Estate Agents are delighted to offer for sale, this charming three bedroom semi-detached house located in the sought-after Highlands Estate. This property boasts a lounge, kitchen diner, three bedrooms and a bathroom.

Externally there is a large south facing garden and off street parking to the front.

Situated on Hamilton Close, Leigh On Sea, this charming family home is situated in the West Leigh School Catchment and within walking distance to Belfairs Woods & Nature Reserve as well as being close by to Leigh Broadway with its array of shops, bars, restaurants and boutiques.



#### **Entrance Hall**

Approached from oak panelled door with stained glass, radiator, staircase rising to first floor, exposed beams, stained glass window, thermostat, understairs cupboard.

#### **Lounge**

13'0 x 12'0

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

#### **Kitchen/Dining Room**

19'0 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.

#### **Bedroom One**

13'0 x 11'0

Window to front, radiator. Newly fitted blind.

#### **Bedroom Two**

12'0 x 11'0

Window overlooking rear garden, radiator.

### Bedroom Three

9'0 x 8'0

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

### Bathroom

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.

### Externally

#### Front Garden

Approached from

attractive front garden with herringbone paved driveway to side providing off road parking.

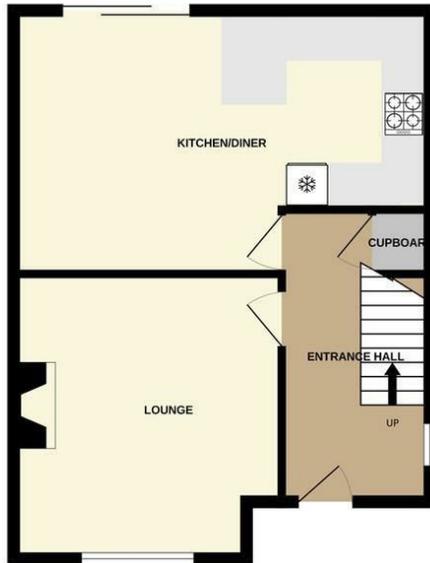
#### Rear Garden

The rear garden is a particular attractive feature to the property, extending to approximately 100' in length being predominantly laid to lawn with a south facing aspect, large patio directly adjacent to the house, shrubbery borders.





GROUND FLOOR  
460 sq.ft. approx.



1ST FLOOR  
438 sq.ft. approx.



TOTAL FLOOR AREA : 898 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Semi-Detached

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

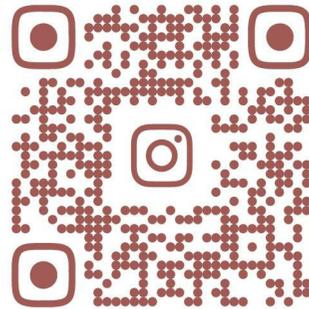
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