



\* £600,000 - £650,000 \* FOUR BEDROOM CHARACTER HOME \* NO ONWARD CHAIN \* HIGHLANDS ESTATE WITHIN WEST LEIGH SCHOOL CATCHMENT \* DOUBLE LENGTH GARAGE PLUS PARKING \* HUGE POTENTIAL ON A SOUGHT-AFTER ROAD \* A WALK TO LEIGH STATION \* This much loved family home comes to market with no onward chain and offers four great sized bedrooms, a double length garage, ample reception space and period character throughout. There are two large reception rooms, a conservatory, two w/c's and a three-piece bathroom, a kitchen with ample storage and a beautifully mature garden. Braemar Crescent is one of the more sought-after locations within the Highlands Estate and also sits within the favoured West Leigh School catchment area, as well as being close to local amenities and only being a short walk to Leigh Station for commuters.

- 'Highlands Estate' with only a short walk to Leigh Station
- Four great sized bedrooms
- Parking for two
- Quiet favoured location
- Three-piece bathroom plus two w/c's
- West Leigh School catchment area
- Garage with extension above
- Large mature garden
- Two large reception rooms plus a conservatory
- No onward chain

## Braemar Crescent

Leigh-On-Sea

**£600,000**

Price Guide



# Braemar Crescent



**Frontage**  
Block paved driveway creating parking for two vehicles plus one in the garage, mature planting borders, feature tree, pathway leading to:

**Front Porch**  
8'2" x 6'2"  
Double-glazed aluminium sliding door with leadlighting, quarry tile floor, original wooden and obscured stained glass front door with sidelights leading to:

**Entrance Hallway**  
17'11" x 9'5"  
Feature stained glass window through to dining room, ceiling rose, plate rail, radiator, skirting, storage cupboard under the stairs, access to WC, carpet.

**Front Lounge**  
16'0" x 11'10"  
Aluminium double-glazed bay fronted window, built-in alcove storage, original feature stained glass window to side aspect, original coving, radiator, skirting, picture rail, carpet

**Dining Room**  
12'11" x 11'11"  
UPVC double-glazed sliding door for access to the conservatory, bespoke alcove cupboards, original coving, plate rail, radiator, skirting, carpet.

**Conservatory**  
18'1" x 7'8"  
UPVC double-glazed windows all around (right-hand side windows are obscured) and a UPVC double-glazed door for garden access, skirting, wooden flooring.

**Kitchen**  
12'3" x 7'9"  
Aluminium double-glazed door and window for conservatory access, wall mounted and base level kitchen units comprising; stainless steel sink and drainer with chrome mixer tap, laminate worktops, free-standing electric hob and oven, space for washer/dryer, space for under counter fridge and freezer, lino flooring.

**Double Length Garage**  
32'9" x 7'4"  
UPVC double-glazed door and window to rear aspect, power and lighting, up and over garage door.

**Downstairs WC**  
6'2" x 2'7"  
Vanity unit with wash basin and chrome mixer tap, floor-to-ceiling wall tiles, low-level WC, extractor fan, lino flooring.

**First Floor Landing**  
11'5" x 5'11"  
Loft access, picture rail, coving, radiator, skirting, carpet, doors to all rooms.

**Master Bedroom**  
15'11" x 12'0"  
Aluminium double-glazed bay fronted window, built-in wardrobes, original stained glass feature window to side aspect, ceiling rose, picture rail, coving, skirting, carpet,

**Bedroom Two**  
12'11" x 12'1"  
Aluminium double-glazed window to rear aspect, built-in wardrobes, radiator, picture rail, skirting, carpet.

**Bedroom Three**  
12'4" x 8'10"  
Aluminium double-glazed window to front aspect plus a window to side aspect, double radiator, skirting, carpet.

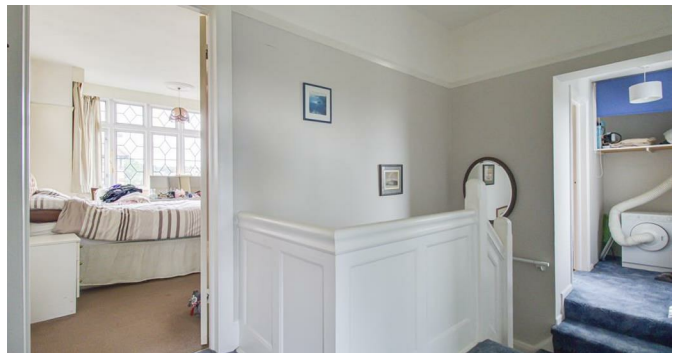
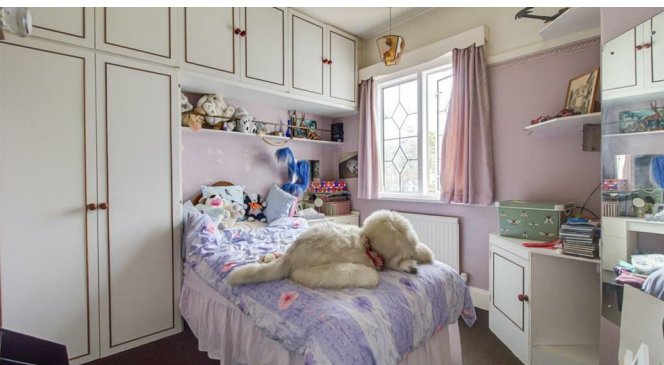
**Bedroom Four**  
9'5" x 7'4"10"  
Aluminium double-glazed window to front aspect, built-in wardrobes and overhead storage, radiator, picture rail, skirting, carpet.

**Three-Piece Family Bathroom**  
9'3" x 7'4"  
Obscured UPVC double-glazed window to rear aspect, shower cubical, partially tiled walls, bath with chrome mixer tap, vanity unit wash basin with chrome mixer tap, airing cupboard, radiator, wall-mounted mirrored cupboard, carpet.

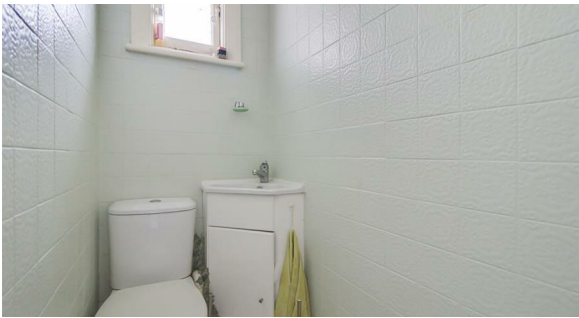
**First Floor WC**  
4'9" x 2'8"  
Obscured window to side aspect, partially tiled walls, picture rail, low-level WC, corner vanity unit with wash basin and chrome mixer tap, skirting, lino flooring.

**Upstairs Utility Area**  
7'6" x 3'1"  
Double-glazed window to rear aspect, overhead storage, space for tumble dryer, skirting, coving, carpet.

**Garden**  
Paved sun terrace, large lawn area, beautiful planting borders, access to double-length garage, storage area.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

