



* £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

15'1" 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"

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

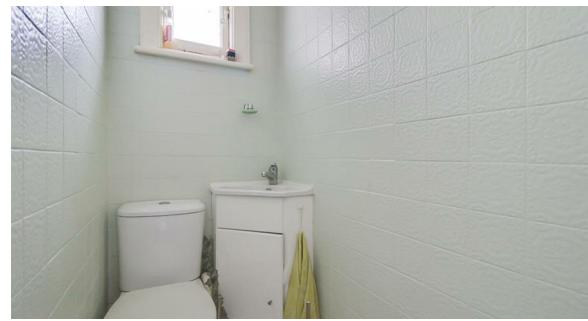
GROUND FLOOR



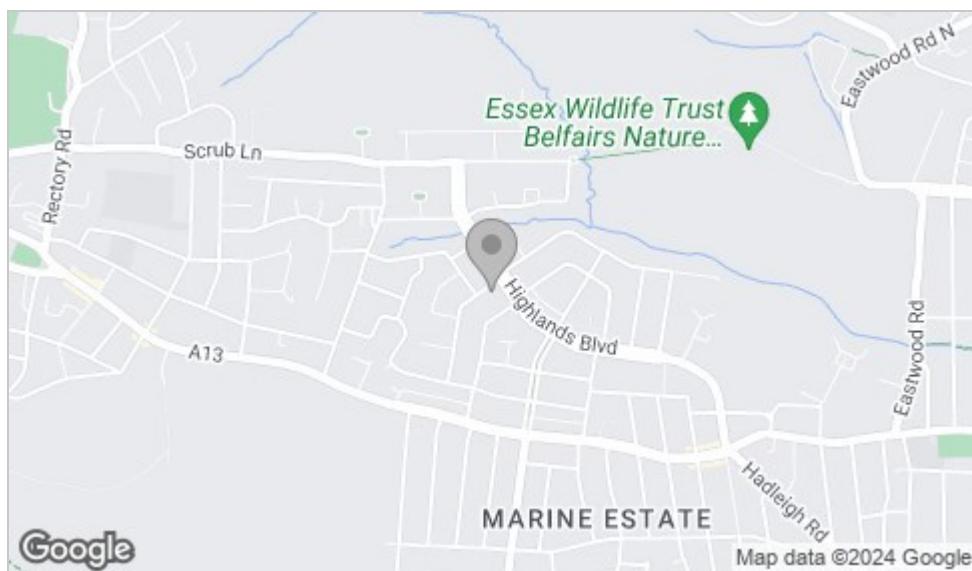
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate and not to scale. They are intended for guidance only, and no reliance or inferences should be drawn from them without first viewing the property. The services and equipment have not been tested and no guarantee can be given as to their operability or efficiency can be given.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	