



Standing proudly in the charming area of Sutherland Boulevard, Leigh-on-Sea, this delightful semi-detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms and open plan living, this home is ideal for families seeking comfort and convenience. As you enter, you are greeted by a bright and spacious hallway and a formal bay fronted lounge providing ample space for relaxation and entertaining. The heart of the home is the impressive open-plan kitchen and dining room, which flows seamlessly into a lovely brick-based conservatory, perfect for enjoying the garden views throughout the year. The west-facing rear garden is a true highlight, offering a tranquil outdoor space to unwind and enjoy the sunshine. The property also features a modern upstairs shower room and a convenient downstairs WC, catering to the needs of busy family life. For those with vehicles, the front driveway accommodates two cars, while an additional rear driveway provides space for another vehicle. There is an established West facing rear garden which also boasts a studio and a garage store. Situated within the catchment areas for West Leigh School and Belfairs Academy, this home is ideal for families with children. Furthermore, it is just moments away from the beautiful Belfairs Woods and Golf Course, offering a wealth of outdoor activities and scenic walks. This characterful semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community, combining modern amenities with the charm of a traditional home. Don't miss the chance to make this lovely property your own.

- Character semi-detached home on the ever-popular Highlands Estate
- Front driveway creating parking for two large vehicles with rear driveway creating parking for one large vehicle
- Modern shower room with additional downstairs wc
- Brick-based conservatory
- West Leigh and Belfairs Academy school catchments
- Three good-sized bedrooms
- Open plan living to downstairs, formal bay-fronted lounge
- West facing rear garden with outbuilding and storage area
- Potential to extend into roof space and to the rear S.T.P
- Stones throw from London Road amenities and major bus routes

## Sutherland Boulevard

Leigh-on-Sea

**£650,000**



# Sutherland Boulevard



## Frontage

Block paved driveway giving access for two large vehicles, side access to the rear garden, access to:

## Porch

6'4" x 2'9"

Double wooden doors to the front with leadlight double glazed windows to the front and side, tiled floor, door to:

## Entrance Hallway

16'3" x 5'4"

Solid wood entrance door to the front with an adjacent leadlight stained glass window, pendant light, picture rails, obscured double glazed window to the side, radiator with a radiator cover, carpeted stairs to the first floor, understairs storage (housing the utility meters), door to:

## Lounge

15'7" into the bay x 12'11"

Smooth coved ceiling, leadlight double glazed bay windows to the front with stained glass windows at the top, fitted shutter blinds, gas feature fireplace opening with a granite surround, radiator, carpet.

## Downstairs Cloakroom

6'9" x 2'5"

Smooth oved ceiling, obscured double glazed window to the side, low-level WC, vanity unit wash basin, wall mounted Vaillant combination boiler, wall paneled walls, tiled flooring.

## Open Plan Kitchen Dining Room and Brick-Based Cons

24'1" > 14'1" x 18'9" > 7'11"

Dining Area: 4.29m x 3.47m

Coved ceiling with a pendant light, feature fireplace opening with a tiled hearth, radiator with a radiator cover, carpet, opening to:

Kitchen Area: 3.32m x 2.10m

Smooth coved ceiling with inset spotlights. Modern gloss kitchen comprising of, wall and base level units with a roll edge laminate worktop, space for a fridge, space for a cooker with a four ring gas hob and an extractor fan above, space for a dishwasher, cupboard housing the washing machine and freezer, ceramic sink and drainer with a home tap, built in wine rack, tiled splashback, tiled flooring, UPVC door to the rear opening out onto the garden with a double glazed adjacent window above.

Brick-Based Conservatory: 2.72m x 2.43m

Double glazed windows to the side and rear with fitted shutter blinds, double glazed French doors to the rear leading out to the garden, radiator, laminate flooring.

## First Floor Landing

Coved ceiling with a pendant light, obscured double glazed window to the side, built-in over stairs storage, radiator, carpet.

## Bedroom One

15'8" x 12'0"

Pendant light, picture rails, leadlight double glazed windows to the front with stained glass windows at the top, with fitted shutter blinds, two built in wardrobes, curved radiator, carpet.

## Bedroom Two

14'1" x 11'5"

Coved ceiling with a pendant light, double glazed windows to the rear with fitted shutter blinds, two built in wardrobes, radiator, carpet.

## Bedroom Three

9'2" x 6'5"

Smooth coved ceiling with a pendant light, leadlight double glazed bay window to the front with leadlight stained glass windows at the top, with fitted shutter blinds, radiator, carpet.

## Family Bathroom

9'1" x 8'7" > 6'10"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed windows to the rear, double walk-in shower, low-level WC, vanity unit wash basin, wall hung chrome heated towel rail, fully tiled walls and flooring.

## Established West Facing Rear Garden

Commences with a patio area with the remainder laid to lawn, established flower, shrub and tree borders, second patio area in the middle of the garden, third raised patio area to the very rear, outside lighting, outside tap, side access to the front drive, access to:

## Studio

14'4" x 8'5"

Two double-glazed Velux windows to the front, double glazed window to the front, set of double glazed French doors to the front leading out to the rear garden, smooth ceiling, smooth walls, power, light.

## Garage Area

9'1" x 6'11"

Up and over door to the side, concrete base, power, light.

## Second Driveway to Rear

Accessed from Henry Drive, for one large vehicle.



# 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

