Estate Agents



Proudly positioned in the charming area of Highlands Boulevard, Leigh-on-Sea, this beautiful traditional semi-detached house offers a stylish blend of space and comfort. Set on a generous south-facing plot, the property boasts three double bedrooms, making it an ideal family home. Upon entering, you are greeted by a practical entrance porch leading to a the triple-aspect bay-fronted lounge, complete with a cosy fireplace, providing a warm and welcoming space to relax and unwind. Additionally, there is an impressive open-plan kitchen diner, perfect for entertaining and family gatherings. The kitchen is designed to be both functional and inviting, seamlessly flowing into the dining area. The property features a stunning family bathroom, ensuring convenience for all, along with a downstairs WC for added practicality. The layout of the house is thoughtfully designed to maximise space and light, creating a pleasant atmosphere throughout. One of the standout features of this home is the glorious south backing garden that is much larger than the average garden in the road. The location is second to none with the proximity to the stunning Belfairs Woods and Golf Course, offering residents a wonderful opportunity to enjoy nature and outdoor activities right on their doorstep. Furthermore, the property is within walking distance to Leigh Station and the vibrant Old Town, where you can explore a variety of shops, cafes, and restaurants. This delightful home is not just a property; it is a lifestyle choice, combining the tranquillity of suburban living with the convenience of local amenities. Whether you are a growing family or looking for a peaceful retreat, this house is sure to

- detached family home
- Huge south facing rear garden
- Three double bedrooms
- Modern three-piece bathroom with separate downstairs wc
- West Leigh and Belfairs No Onward Chain Academy catchments

- Traditionally built semi- Driveway for three vehicles
 - Impressive 'L' shaped kitchen family room
 - Generously sized triple aspect lounge
 - Walking distance to Leigh-on-Sea Train Station, Broadway and Old Town

Highlands Boulevard

Leigh-On-Sea £650,000









Highlands Boulevard









Frontage

Crazy paved driveway with parking for three vehicles, side access to the rear garden, access to:

Porch

8'1" x 4'8"

New composite entrance door to the front with adjacent double glazed windows, black and white tiled flooring, glazed leadlight windows to the rear giving you a view into the kitchen family room, access to:

Lounge

22'10" x 11'10"

Smooth ceiling with a pendant light and inset spotlights, leadlight double glazed windows to the front with obscured double glazed windows to the side, solid wood entrance door to the side giving access to the house from the porch, Karndean flooring, carpeted stairs to the first floor landing with understairs storage, feature fireplace with a stone surround, two radiators, access to:

Downstairs WC

5'1" x 2'5"

Smooth ceiling with a pendant light, corner wall hung wash basin, low-level WC, wooden flooring.

'L' Shaped Kitchen Family Room

22'2" > 10'10" x 15'1" > 8'6"

Smooth ceiling with inset spotlights, leadlight window to the front viewing into the porch, double glazed French doors to the rear opening into the garden with adjacent double glazed windows, additional set of double glazed leadlight windows to the rear, mirrored chimney breast, radiator, laminate flooring. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 stainless steel sink and drainer with a tiled splashback, space for a washing machine, space for a tumble dryer, space for a fridge freezer, space for a range cooker with a five ring gas hob with an extractor fan above and a glass splashback, wall mounted ideal combination boiler, laminate flooring.

First Floor Landing

9'8" x 2'10"

Airing cupboard with a top box, carpet.

Bedroom One

15'1" x 10'10'

Leadlight double glazed windows to the front, double gazed window to the rear, smooth ceiling, chimney breast feature, radiator, carpet.

Bedroom Two

12'8" x 11'8"

Smooth ceiling with a pendant light, double glazed windows to the front with views over the Boulevard and Belfairs Woods and Golf Course, chimney breast feature, radiator, carpet, built in industrial style hanging rails.

Bedroom Three

10'10" x 8'6"

Double glazed window to the rear overlooking the garden, radiator, carpet.

Bathroom

7'8" x 5'0"

Smooth ceiling with a loft hatch, obscured double glazed window to the side, paneled bath with a shower hose attachment, vanity unit wash basin, low-level WC, part tiled walls, black and white tiled flooring, radiator.

Huge South Facing Rear Garden

Commences with a patio area with the remainder laid to lawn, established tree and shrub borders, two garden sheds, access to a garage, raised flower beds, outside tap, outside lighting.

Garage

16'3" x 7'11"

Wooden doors to the front, power, light, concrete base, wooden door to the side giving access to the rear garden.





















Floor Plan









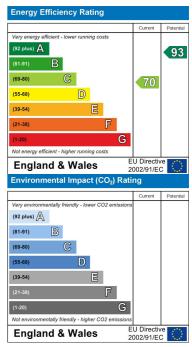
Area Map



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.

Energy Efficiency Graph



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