



Nestled in the charming Highlands Boulevard of Leigh-on-Sea, this delightful house is a true gem waiting to be discovered. Boasting a picturesque exterior reminiscent of a chocolate box, this property offers three generously sized bedrooms, perfect for a growing family or those in need of extra space. As you arrive, you'll be greeted by a spacious driveway capable of accommodating two large vehicles along with the convenience of an integral garage. The rear garden is a sight to behold, with mature landscaping adding a touch of tranquillity. Additionally, the garden provides access to an insulated outbuilding, offering endless possibilities for use. Step inside, and you'll be captivated by the impressive open plan kitchen family room, ideal for entertaining guests or simply enjoying day-to-day living. The separate utility room and downstairs WC add a touch of practicality to this already stunning space. Upstairs, the large master bedroom awaits, complete with an en-suite shower room for added luxury. The property also features an upstairs four-piece family bathroom, ensuring convenience for all residents.

- Detached character house with a stunning front and rear gardens
- Open plan kitchen family room with separate utility and downstairs WC
- Family bathroom and master en-suite shower room
- Entrance porch leading to a welcoming hallway
- West Leigh School and Belfairs Academy catchments
- Driveway and integral garage
- Formal bay fronted lounge with views of the Boulevard
- Three great size bedrooms
- Insulated garden outbuilding ideal for gym, home office or hobby room
- Walking distance to Leigh Station, Broadway and Old Town

## Highlands Boulevard

Leigh-on-Sea

**£650,000**



# Highlands Boulevard



## Frontage

Stoned driveway for two vehicles, attractive front garden area, path leading to front door, access to garage, side access to rear garden.

## Entrance Porch

6'3" x 5'3"

Smooth ceiling, leadlight double glazed window to front and sides, UPVC entrance door to front, tiled floor, solid wood entrance door to:

## Hallway

10'2" x 6'5"

Smooth ceiling, picture rail, solid wood stairs with understairs storage (plumbing for washing machine), feature leadlight stained glass window to front and side with secondary glazing, tiled floor, radiator, door to:

## Lounge

15'8" into bay x 14'4"

Smooth ceiling with pendant light, leadlight double glazed bay windows to front, two radiators, feature fireplace opening with timber shelf, built in wooden tv unit, inset shelving, wall mounted cupboard, carpet.

## Kitchen Family Room

23'9" max x 21'3"

Lounge Area- Smooth coved ceiling, dado rail, radiator, solid wood flooring, door to utility room and downstairs WC, steps down to:

Dining Area- Double glazed windows to side and rear, double glazed French doors to rear leading out to garden, two radiators, solid wood floor, opening to:

L-Shaped Kitchen- Comprises shaker style wall and base level units with roll edge laminate worktops, 1.5 stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated bin storage, pull out spice rack, space for double AGA oven with an extractor fan above, space for single AGA oven with extractor fan above, tiled splashbacks, integrated combination microwave oven, space for American fridge freezer, understairs larder cupboard (space for tumble dryer).

## Utility Room

12'4" > 6'7" x 7'4"

Upvc double glazed door to rear leading out to garden as well as an internal door through to the garage, smooth ceiling with inset spotlights, wall and base level shaker style units with roll edge laminate worktops, inset ceramic sink, space for washing machine, integrated tumble dryer, radiator, tiled floor.

## Downstairs WC

4'0" max x 3'10"

Smooth ceiling with inset spotlights, wall mounted Worcester combination boiler, vanity unit wash basin with tiled splash back, low level WC, tiled floor.

## Integral Garage

13'9" x 7'4" max

Power, light, double wooden doors to front, laminate flooring, door to rear leading to utility room.

## First Floor Landing

Smooth ceiling with inset spotlights, leadlight stained glass window to side with secondary glazing, picture rail, loft hatch equipped with loft ladders, carpet.

## Bedroom One

18'3" x 11'10"

Leadlight double glazed windows to front overlooking Boulevard, double glazed windows to rear overlooking garden, smooth coved ceiling with inset spotlights and additional loft hatch, fitted bedroom furniture including floor to ceiling wardrobes, side cabinet drawers and dressing table, eaves storage, radiator, carpet, opening to:

## En-Suite Shower Room

5'8" x 3'8"

Smooth ceiling with inset spotlights, extractor fan, double walk in shower, vanity unit wash basin, radiator, tiled walls and floor.

## Bedroom Two

12'11" > 7'5" x 12'9"

Smooth coved ceiling with pendant light, double glazed leadlight bay windows to front overlooking Boulevard, two radiators, built-in eaves wardrobe and cupboards, carpet.

## Bedroom Three

12'5" x 10'0" > 6'10"

Smooth ceiling with pendant light, picture rail, radiator, double glazed windows to rear overlooking garden, carpet.

## Family Four Piece Bathroom

8'8" x 7'6"

Obscure double glazed windows to side and rear, smooth ceiling with inset spotlights, corner shower with rainfall head and shower attachment, low level WC, roll edge bath with shower attachment and tiled splash back, vanity unit wash basin with tiled splashback, chrome heated towel rail, tiled floor, radiator.

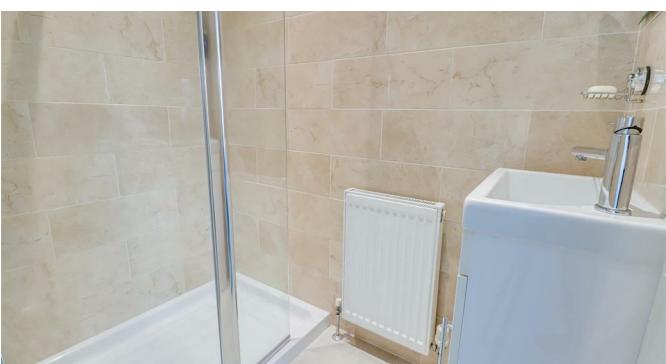
## Rear Garden

Raised patio area with the remainder laid to lawn with further patio to rear, established trees, shrubs and flower borders, side access to front driveway, outside tap, outside lighting, two storage sheds, pond, access to:

## Insulated Home Office/Hobby Room (Outside)

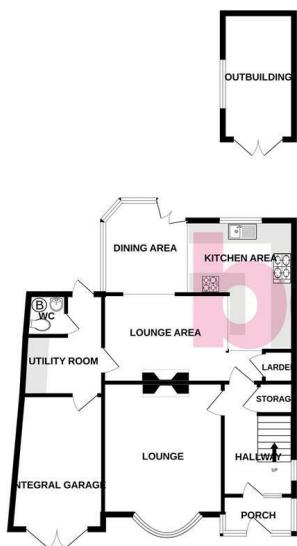
15'6" x 9'6"

Windows to side overlooking garden, doors to front, internet connection, power, lighting, carpet. Ideal gym, home office or hobby room.



# Floor Plan

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription that may appear. The vendor does not guarantee the accuracy of these details and prospective purchasers should not rely on them as statements 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.

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## 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.

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## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	