WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sutherland Boulevard, Leigh-on-Sea, SS9 3PS



Guide Price: £575,000 - £600,000

Situated on the sought after Highlands Development within Leigh on Sea and within the excellent Westleigh School catchment area is this stunning character three bedroom semi detached family home with a total floor area approximately 1,500 square feet. Offering versatile living accommodation to the ground floor with recently fitted shower room to first floor, secluded rear garden measuring approximately 55ft, own driveway providing off street parking and garage. Within walking distance to all of Leigh on Sea's local amenities as well as mainline railway station with links to London Fenchurch Street. Properties in this location are rarely available and viewing is highly recommended. Council Tax Band: E. EPC Rating: TBC. Our Ref:19647.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

ENTRANCE HALL

Feature wood panelled walls. Stairs to first floor accommodation with under stairs storage and WC. Custom built full height walk in storage cupboard. Radiator. Plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin and close coupled wc. Tiled walls.

LOUNGE 13' 5" x 11' 4" (4.09m x 3.45m)

Double glazed bay window to front aspect. Feature obscure diamond shaped windows to side aspect. Feature fireplace with inset electric fire. Radiator. Coving to ceiling.



DINING ROOM 13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed French doors providing access to conservatory. Original feature brick built fireplace. Radiator. Coving to ceiling.



CONSERVATORY 11' 3" x 9' 8" (3.43m x 2.95m) Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Wood effect flooring.



KITCHEN 13' 9" x 7' 2" (4.19m x 2.18m)

Double glazed window to rear and side aspects. A comprehensive range of base and eye level units incorporating work surface with one and a half inset sink drainer unit. Integrated electric oven. Four ring gas hob with extractor above. Integrated appliances. Tiled splash backs. Coving to ceiling.



UTILITY ROOM/OFFICE 9' 5" x 7' 7" (2.87m x 2.31m) Glazed door providing access to rear. Space and plumbing for appliances. Door to garage.



SPACIOUS FIRST FLOOR GALLIERED LANDING Double glazed window to side aspect. Built in storage cupboard.

SEPARATE WC

Obscure double glazed window to side aspect. Close coupled wc. Radiator.

SHOWER ROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A two piece suite comprising double walk in tiled shower cubicle with thermostatic waterfall shower and inset sink with wall hung vanity unit with chrome mixer tap with high gloss storage below. Chrome heated towel radiator. Airing cupboard. Wood effect flooring. Plastered ceiling.



BEDROOM ONE 13' 1" x 11' 4" (3.99m x 3.45m) Double glazed bay window to front aspect. Feature obscure diamond shaped windows to side aspect. Radiators. Picture rail.



BEDROOM TWO 13' 9" x 12' 10" (4.19m x 3.91m) Double glazed window to rear aspect. Built in storage. Radiator. Picture rail.



BEDROOM THREE 10' 5" x 7' (3.18m x 2.13m) Double glazed window to front aspect. Radiator. Plastered ceiling. Double glazed door leading to BALCONY.



EXTERIOR.

The REAR GARDEN measures approximately 55ft (16.76m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower, shrub and tree borders providing seclusion to the rear.



The FRONT has own block paved driveway providing off street parking for several vehicles leading to garage.

GARAGE 15' 2" x 9' 5" (4.62m x 2.87m) Electric roller up and over door to front aspect. Power and lighting. With a built in inspection pit.

Agents Note: The loft is part boarded.

NB. In accordance with the Estate Agency Act 1979, Section 21, we confirm that a member of staff at Williams & Donovan is related to the vendor of this property.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.