

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.

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.



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.



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.



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.



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.

