



STUART THOMAS
ESTATES



- IMMACULATE FAMILY HOME
- WEST BACKING REAR GARDEN
- STUNNING KITCHEN/DINER
- BEAUTIFUL LOUNGE

266 Highlands Boulevard, Leigh On Sea, Essex, SS9 3QZ

Guide Price £700,000

Be quick to view this one! Rarely do such IMMACULATE PROPERTIES IN A SOUGHT AFTER LOCATION LIKE THIS COME TO THE MARKET. With a SECLUDED WEST BACKING REAR GARDEN this stunning FAMILY HOME has to be seen. Impressive entrance hall, Cloakroom, Lovely Lounge and a WELL FITTED KITCHEN/DINER with French doors to the garden.



Property Description

ENTRANCE LOBBY

Solid oak entrance door leads to the entrance lobby. Stained glass lead light window to the side. Quarry tiled floor. 8 light glazed door leads to the impressive:-

ENTRANCE HALL

This impressive entrance hall has stairs to the first floor with an understairs cupboard. Stained glass lead light window to the side. Radiator. Picture rail.

CLOAKROOM

Low level wc with a concealed cistern. Vanity wash hand basin with a cupboard under. Tiled floor.

LOUNGE

13' 9" x 11' 9" (4.2m x 3.6m) This most attractive room has lead light double glazed windows to 3 aspects. Double radiator. A feature fireplace with a gas coal effect fire. Picture rail and coving.

KITCHEN/DINER

21' 11" x 15' 8" (6.7m x 4.8 max L shapedm) This stunning L shaped room has double glazed french lead light doors inset into a bay leading to the rear garden. A further lead light double glazed window to the rear and another to the front. The kitchen area is superbly fitted with a range of units at eye and base level with ample granite work surfaces over. Single drainer sink bowl with a mixer tap over. Integrated fridge and freezer. Built in oven and an Induction Hob with an extractor cooker hood over. Integrated washing machine and dishwasher. Tiled floor. Picture rail. Inset ceiling spotlights to the kitchen area. Beams to the dining area ceiling. Radiator. Display area to the chimney breast.





LANDING

Access to the loft via a loft ladder which also houses the gas fired central heating boiler. Picture rail. Stained glass lead light window to the side.

BEDROOM ONE

13' 9" x 10' 9" (4.2m x 3.3m) Lead light double glazed windows to the front and rear. Double radiator, picture rail.

BEDROOM TWO

11' 9" x 10' 5" (3.6 maxm x 3.2m) lead light double glazed windows to 2 aspects. Double radiator. Picture rail.

BEDROOM THREE

10' 9" x 8' 2" (3.3m x 2.5m) Lead light double glazed window to the rear. Double radiator, picture rail.

BATHROOM

This luxury bathroom has a 4-piece white suite comprising a low level wc, double ended bath with a mixer tap and pop up waste. Wall hung vanity wash hand basin with drawers under and a corner shower unit. Heated towel rail. Two lead light double glazed obscure windows to the side. Tiled floor. Inset ceiling spotlights. Some ceramic tiling to the walls.

GARAGE

This detached garage has double wooden doors and a personal door to the side. Loft style storage.

FRONT GARDEN

Mainly paved providing plenty of off-street parking. Flower borders.

REAR GARDEN

This good size unoverlooked WEST BACKING rear garden is





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

very neatly laid to lawn with screen fencing to the boundaries. Lawn with a slate patio and surrounding dwarf wall. Pergola. External water supply.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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