



HAMILTON CLOSE, LEIGH ON SEA
OIEO:- £500,000 FREEHOLD

THREE BEDROOM SEMI DETACHED FAMILY HOME ON HIGHLANDS ESTATE

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Winkworth are delighted to offer for sale this stylish three-bedroom semi-detached house situated in a quiet close in the highly sought after Highlands Estate.

This property has the benefit of an Annexe that has heating, WC and a kitchenette.

Accommodation on the ground floor offers a lounge and a dining room, a fabulous extended kitchen at the rear with a glass skylight, a utility room and a ground floor wc.

To the first floor there are three bedrooms on the first floor with a modern bathroom, and to the second floor there is a loft/fourth bedroom or office with two Velux windows.

Externally there is a large garden with Annexe, summer house and several different decking areas.

Offering a delightful mix of both contemporary and period features and being located in the popular West Leigh school's catchment area it is also ideally placed for local amenities including schools and shops whilst Leigh with its bustling Broadway and main line railway station is also accessible.

ENTRANCE HALL: - 16' 0" x 6' 0" (4.88m x 1.83m) Wood effect flooring, radiator, original glazed window to side aspect, doors leading to: -

LOUNGE: - 15' 0" x 12' 1" (4.57m x 3.68m) Double glazed window to front aspect, fitted shutters wood effect flooring, fireplace with wood burner, radiator smooth plastered and painted walls and

ceilings with coving, pendant light fitting.

GROUND FLOOR WC: - 7' 0" x 3' 0" (2.13m x 0.91m) Low level WC, pedestal wash basin.

DINING ROOM: - 12' 1" x 11' 0" (3.68m x 3.35m) Wood effect flooring, radiator, smooth plastered and painted walls and ceiling, inset spot lights.

KITCHEN: - 17' 0" x 8' 0" (5.18m x 2.44m) French doors leading to garden double glazed window to rear aspect, vaulted ceiling with lantern, wood effect flooring, radiator, fitted with a range of floor and wall mounted cupboards and drawers, inset oven and hob, tiled splash backs, wooden work surfaces, double butler style sink and mixer tap, inset spot lights.

UTILITY ROOM: - 7' 0" x 6' 0" (2.13m x 1.83m) Double glazed window to side aspect, range of floor and wall mounted storage units, wooden work tops, inset butler sink, space for appliances.

LANDING: - 7' 1" x 11' 0" (2.16m x 3.35m) Original stained-glass window to side aspect, fitted carpet, radiator, doors leading to: -

BEDROOM ONE:- 12' 1" x 12' 0" (3.68m x 3.66m) Double glazed window to front aspect, fitted shutters, wood effect flooring, smooth plastered and painted walls and ceiling, inset spot lights. Radiator

BEDROOM TWO: - 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to rear aspect, wood effect flooring, smooth plastered and painted walls and ceiling, inset spot lights. Radiator.

BEDROOM THREE: - 8' 0" x 7' 0" (2.44m x 2.13m) Double glazed window to front aspect, wood effect flooring, smooth plastered and painted walls and ceiling, inset spot lights. Radiator

BATHROOM: - 7' 0" x 6' 2" (2.13m x 1.88m) Double glazed window to rear aspect, three price bathroom suite comprising of bath with shower over and screen, vanity storage sink unit and matching storage unit, low level WC.

LOFT ROOM/BEDROOM FOUR: - 16' 0" x 12' 1" (4.88m x 3.68m) Restricted Height. Two Velux windows, fitted carpet, inset spot lights.

STORAGE GARAGE: - 17' 0" x 6' 0" (5.18m x 1.83m)

OUTBUILDING / ANEXXE: - 20' x 7' UPVC entrance door, two double glazed windows to side aspect, wood effect flooring, smooth plastered and painted ceiling, inset spot lights, small kitchenette.

Separate cloakroom, WC, vanity sink unit with wash basin, inset spot lights.

REAR GARDEN Accessed via the French doors of the kitchen and through the garage.

Commencing with raised decked area the mainly laid to lawn.

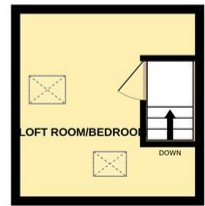
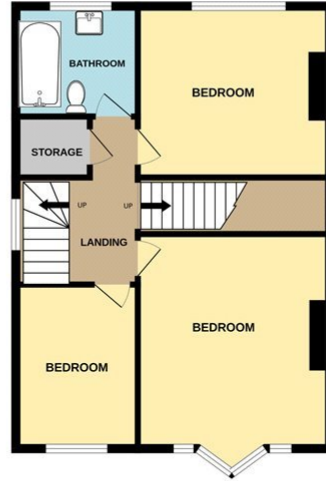
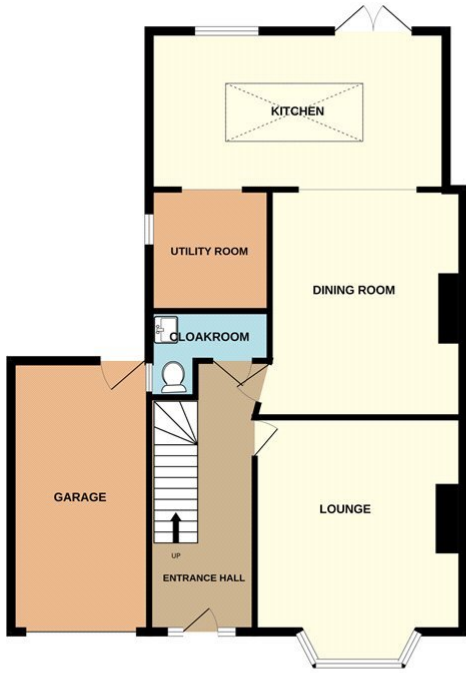
OUTBUILDING 6' 0" x 3' 0" (1.83m x 0.91m)



GROUND FLOOR

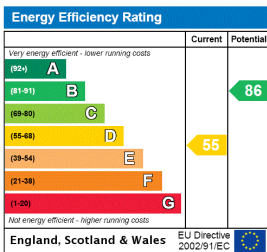
1ST FLOOR

2ND FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.