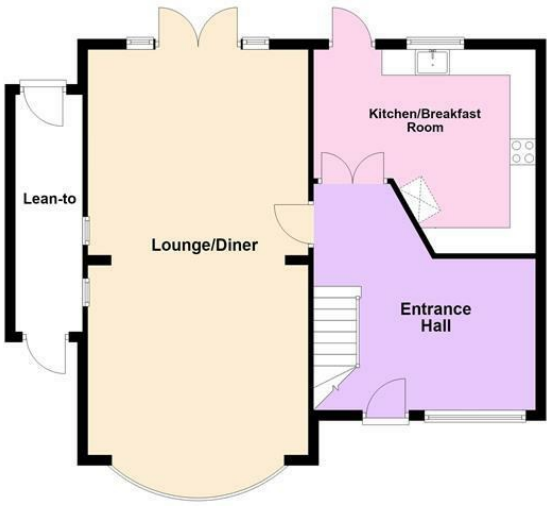
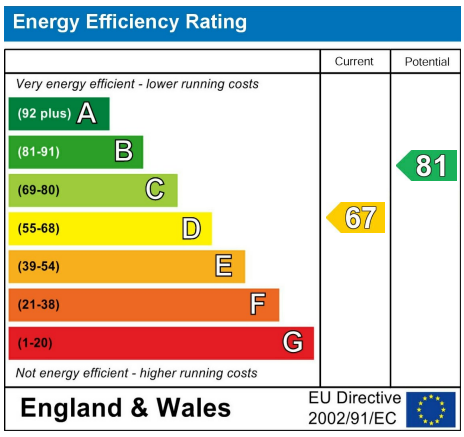
Ground Floor



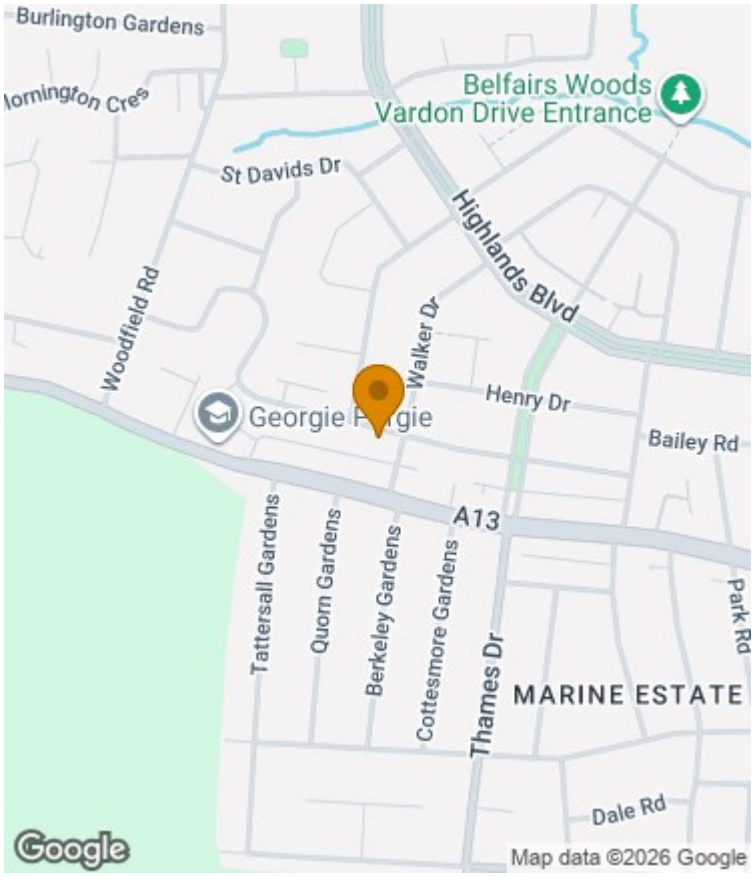

First Floor




Please contact our Sales & Letting Office on 017027 10555 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 guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 firm's employment has the authority to make or give any representations or warranty in respect of the property.

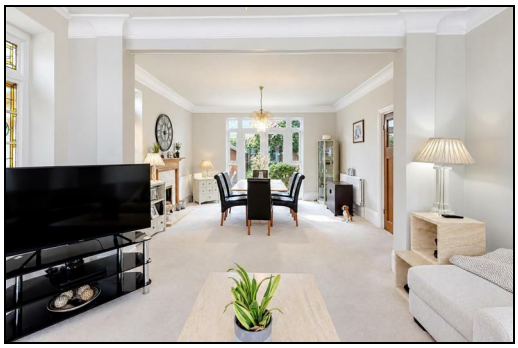



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- HIGHLY SOUGHT AFTER HIGHLANDS ESTATE LOCATION
- FOUR GOOD SIZE BEDROOMS
- VERY IMPRESSIVE ENTRANCE HALL
- SOUTH BACKING REAR GARDEN
- WALKING DISTANCE TO BELFAIRS WOODS AND GOLF COURSE
- ABSOLUTELY CHARMING PERIOD FAMILY HOME WITH ORIGINAL FEATURES
- WEST LEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS
- FITTED KITCHEN / BREAKFAST ROOM & LARGE LOUNGE /DINER
- LARGE DRIVEWAY TO FRONT
- LEIGH STATION AND OLD TOWN WITHIN SHORT WALKING DISTANCE

## Olive Avenue, Leigh On Sea

# Asking Price £695,000

WHAT & WHERE - AN ABSOLUTELY CHARMING PERIOD SEMI-DETACHED FAMILY HOME LOCATED ON THE EVER SOUGHT AFTER HIGHLANDS ESTATE AND WITHIN WEST LEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS. OFFERING FOUR BEDROOMS, IMPRESSIVE ENTRANCE HALL, LARGE LOUNGE / DINER, FITTED KITCHEN / BREAKFAST ROOM, SOUTH BACKING REAR GARDEN AND LARGE DRIVEWAY. PERFECTLY LOCATED AND WITHIN EASY WALKING DISTANCE OF LEIGH STATION, LEIGH OLD TOWN, BELFAIRS WOODS AND GOLF COURSE.

WHY - WITH IT'S EASY ACCESS TO ALL LOCAL AMENITIES AND WITHIN CATCHMENT FOR SOME GREAT SCHOOLS, WE FEEL THIS HOME WILL PERFECTLY SUIT A FAMILY AND WOULD ALSO APPEAL TO YOUNG PROFESSIONALS LOOKING TO COMMUTE INTO LONDON.

4 1 1 D Council Tax Band : E







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ENTRANCE HALL
15' x 14'3" (4.57m x 4.34m)

LOUNGE / DINER
28'3" x 14" (8.61m x 4.27m)

KITCHEN / BREAKFAST ROOM
14'" x 13' reducing to 7'7" (4.27m x 3.96m reducing to 2.31m)

LANDING
18' x 6'1" (5.49m x 1.85m)

BDROOOM ONE
14'3" x 11'3" (4.34m x 3.43m)

BEDROOM TWO
14'3" x 11'3" into door recess (4.34m x 3.43m into door recess)

BEDROOM THREE
14'9" x 7'10" (4.50m x 2.39m)

BEDROOM FOUR
10'10" x 7'2" (3.30m x 2.18m)

SHOWER ROOM
7'8" x 7'4" (2.34m x 2.24m)

SEPARATE W.C
4'8 x 3'4" (1.42m x 1.02m)

SOUTH BACKING REAR GARDEN

LARGE BLOCK PAVED DRIVEWAY





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