

SCOTT &  
STAPLETON

HAMILTON CLOSE  
Leigh-On-Sea, SS9 3RN  
£2,150 PCM





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Scott & Stapleton are delighted to offer for rent this super semi detached family house situated in a quiet turning within the ever popular Highlands Estate in the sought after West Leigh Schools catchment area.

This fabulous property offers well presented & spacious accommodation including 3 good size bedrooms, luxury 4 piece bathroom, good size lounge with original fireplace & open plan kitchen/diner with appliances. There are also the added bonuses of ample off street parking and a stunning south facing rear garden which extends to approx. 80'.

Within easy walking distance of local shops, Belfairs woods & golf course, Leigh station & Broadway are also within a few minutes drive.

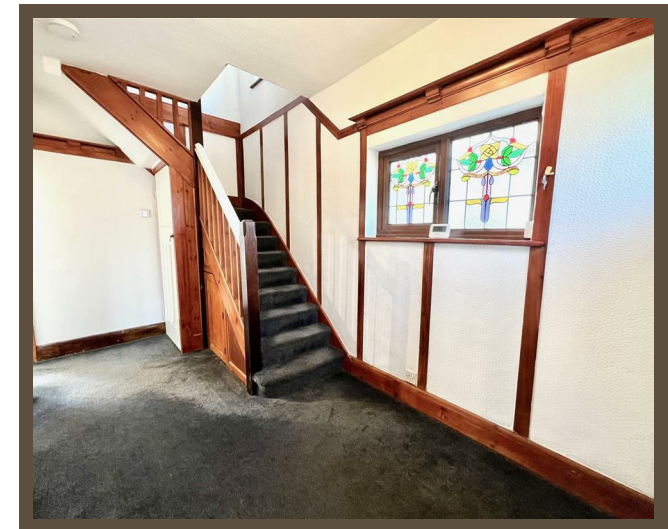
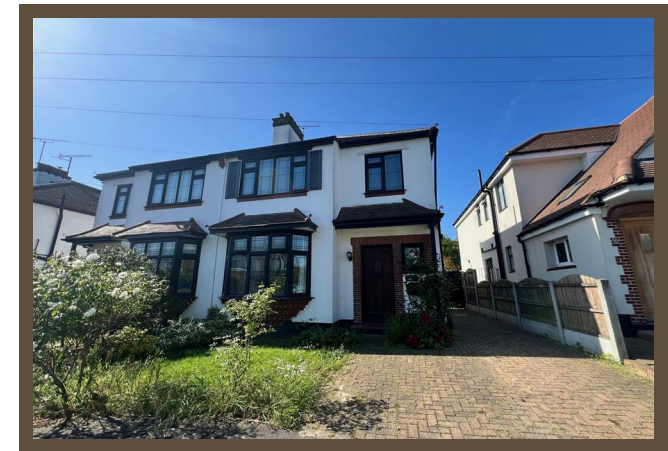
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## Accommodation comprises

Original solid wooden entrance door leading to entrance hall.

## Entrance hall

Feature UPVC stained lead light double glazed window to side. Stairs to first floor with understairs storage.

## Lounge

3.96 x 3.66 (12'11" x 12'0")

Large bay window to front, radiator, picture rail, feature fireplace with bevelled glass mirror.

## Kitchen/dining room

5.79m x 3.66m (18'11" x 12'0")

A very bright and airy kitchen/dining room fitted with a range of white units with new contrasting work surface, stainless steel single drainer sink, landscaped glazed tiled surrounds. Integrated appliances include: oven, hob and extractor, washing machine, downlights. UPVC sliding doors leading to patio and gardens.

## First floor landing

Feature UPVC stained lead light window to side.

## Bedroom 1

3.96 x 3.35 (12'11" x 10'11")

Window to front, radiator. Newly fitted blind.

## Bedroom 2

3.66 x 3.35 (12'0" x 10'11")

Window overlooking rear garden, radiator.

## Bedroom 3

2.74 x 2.44 (8'11" x 8'0")

Good size third bedroom with airing cupboard and shelving to the side with hanging rail. Radiator. Window overlooking rear garden.

## Bathroom

2.44 x 2.39 (8'0" x 7'10")

White suite with bath, wash hand basin, cupboard below, low level wc, corner shower cubicle, vertical chrome radiator, fully tiled with glass mosaic relief, downlights, extractor fan.

## Front garden

Large block paved driveway providing ample off street parking & vehicular access to rear. Mature shrub & flower beds.

## Rear garden

Delightful south backing garden extending to approx. 80' with an extensive and well kept lawn. Large patio area, storage shed. Fully fenced, outside lighting & tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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