



Chalkwell Park Drive, Leigh-On-Sea, SS9 1NH

Price Guide £500,000

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****GUIDE PRICE £500,000 - £525,000****
ARE YOU LOOKING FOR A FAMILY HOME CLOSE TO A MAINLINE STATION?
 Turner Sales are excited about this one... A beautiful three bedroom house with that perfect mix of modern and original features which sits in the heart of Leigh-On-Sea and only a short walk to Leigh Broadway and Mainline Stations. The property itself offers plenty of character and the ground floor boasts a spacious lounge, separate dining room and modern kitchen. There are two double bedrooms and one single along with a bathroom situated on the first floor with potential to extend into the loft with the correct planning. Please call us today to arrange a viewing.



Entrance
 Low level metal fence and gate to front with slate front garden and wooden front door with storm porch over, leading to...

Hallway
 15'8" x 6'4" (4.79 x 1.94)
 Wood effect flooring and carpeted stairs leading to first floor, radiator, two under stairs storage cupboards with one having plumbing and space for washing machine and dishwasher, doors to accommodation.



Lounge
 13'0" x 14'6" (into bay) (3.98 x 4.43 (into bay))
 Double glazed bay window to front, radiator, coving to ceiling, picture rail, fireplace with tiled surround, wood effect flooring.



Dining Room
 12'4" x 13'0" (3.78 x 3.98)
 Smooth ceiling, picture rail, radiator, double glazed window to rear, fitted cupboard and shelving to one wall, wood effect flooring.





Kitchen

8'10" x 6'2" (2.70 x 1.89)

Fitted with a range of matching matt grey wall and base level units with complementary work surface and inset stainless steel sink, built in 'Bosch' oven with induction hob and extractor over, integrated fridge/freezer, smooth ceiling with inset spotlights, double glazed window to rear and door leading to garden, wood effect flooring.

Landing

9'9" x 6'3" (2.99 x 1.93)

Smooth ceiling with access to loft space, wood effect flooring and doors to accommodation.



Bedroom 1

12'8" x 11'11" (3.87 x 3.65)

Double glazed windows to front, radiator, fitted storage cupboard, feature fireplace, smooth ceiling, picture rail, wood effect flooring.

Bedroom 2

13'0" x 12'4" (3.97 x 3.77)

Smooth ceiling, picture rail double glazed window to rear, radiator, fitted storage cupboard, feature fireplace, wood effect flooring.



Bedroom 3

8'2" x 6'10" (2.49 x 2.10)

Double glazed window to front, radiator, picture rail, wood effect flooring, currently being used as a walk in wardrobe.

Bathroom

6'2" x 6'2" (1.90 x 1.90)

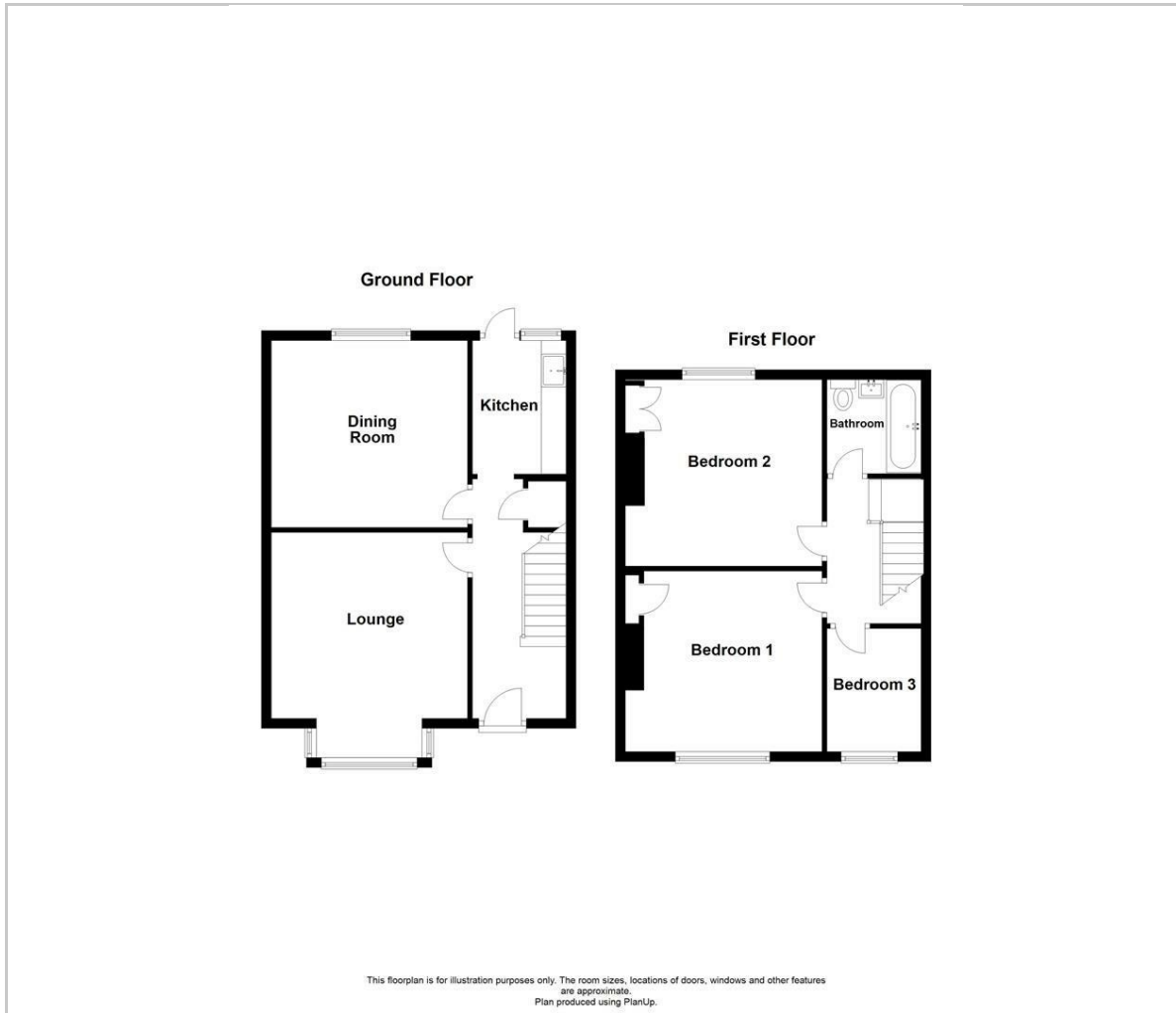
Fitted with a three piece suite comprising panel bath, wash hand basin and low level w/c, smooth ceiling with inset spotlights, opaque double glazed window to rear, heated towel rail, tiled walls and wood effect flooring.

Garden

Commencing with slabbed patio area with central area laid to lawn and decking to rear, brick built shed and further shed to rear, fence to all boundaries and gated access to rear.



Floor Plan



Viewing

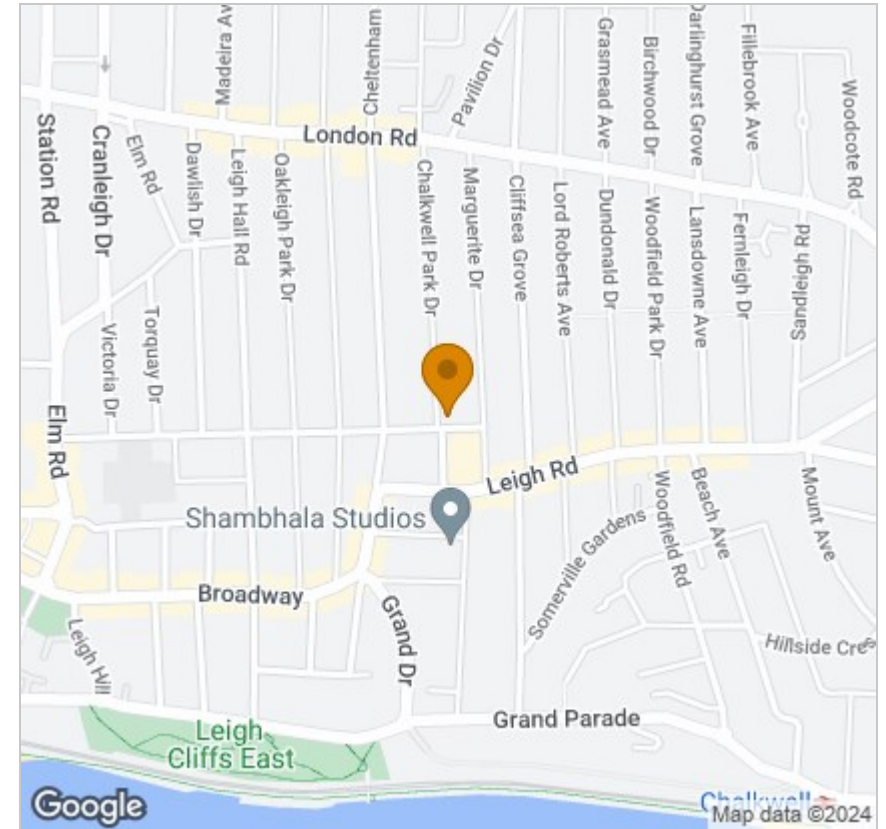
Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
Tel: 01702710555 Email: info@turnerestates.co.uk turnerestates.co.uk

Area Map



Energy Efficiency Graph

