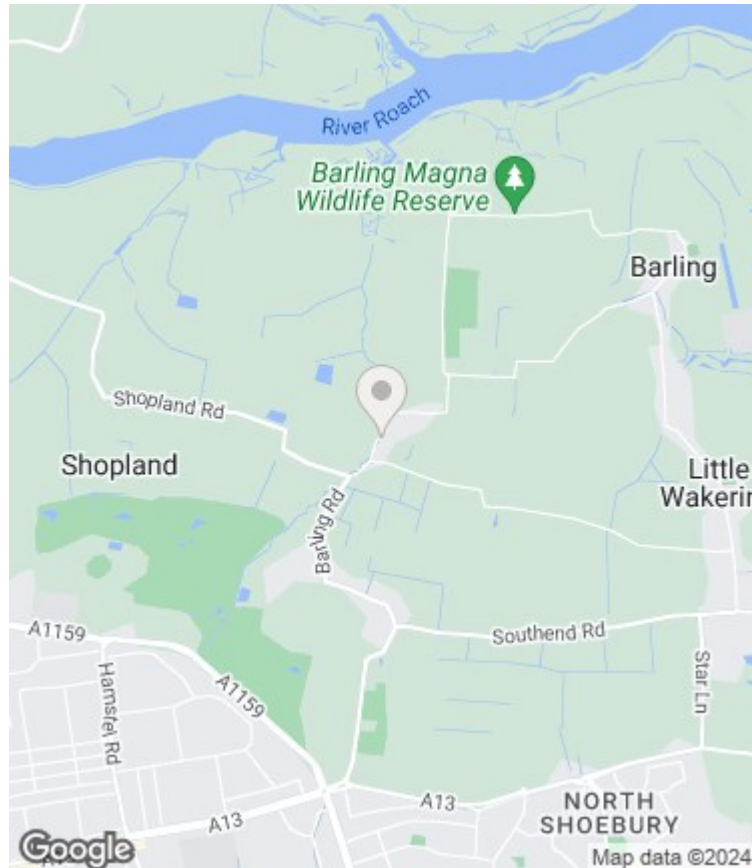




This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Viewing

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

**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**







**BARLING ROAD, Little Wakering, Great Wakering SS3**  
**ONE**  
**£490,000**





**Situated on Barling Road With Beautiful Views**

**Approximately 100ft Rear Garden With Large Garden Lodge**

**Open Plan Kitchen/Diner/Breakfast Room**

**Semi Detached House With Three Bedrooms**

**Being Offered With No Onward Chain**

**Three Reception Rooms**

**Off Street Parking For Multiple Vehicles**

**Large Wrap Around Conservatory**

**Stunning Quiet Location**







Entrance

Hall

Lounge  
14'6 (into bay) x 13'2

Ground Floor W/C

Kitchen/Diner/Breakfast  
Room  
19'2 x 15'2 (furthest  
points)

Conservatory  
18'2 x 9'4

First Floor Landing

Bedroom One

12'10 x 12'3

Bedroom Two

12'11 x 12'4

Bedroom Three

8'3 x 6'9

Bathroom

6'4 x 6'0

Rear Garden

Garden Lodge

16'11 x 13'6

Workshop

16'11 x 8'1

Driveway

