



Park Avenue  
Leigh-On-Sea, SS9 5XB

£325,000



## Park Avenue

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Turner Sales are delighted to be marketing this fantastic semi detached bungalow in Eastwood situated in a quiet cul-de-sac. The accommodation offers Two double bedrooms, one of which is currently designated as a dining room, kitchen, shower room and lounge. There are further plus points with a large west backing garden, garage and off street parking, and finally... all this is offered with no onward chain. Call us today on 01702 710 555 to arrange a viewing.

### Front Garden

Mainly laid to shingle with concrete pathway to property and further hardstanding providing off street parking in front of garage.

### Entrance

Upvc double glazed door opening to the entrance hallway with dado rails, wall mounted radiator, storage cupboard, access to loft space, doors to accommodation and carpet to floor.

### Lounge

17'6" into bay x 10'5" (5.35 into bay x 3.18)

Double glazed bay window to the front of the property, feature fireplace with tiled surround, dado rails, carpet to floor, two storage cupboards.

### Dining Room/ Bedroom

13'2" into bay x 10'6" (4.03 into bay x 3.21)

Upvc bay window overlooking rear garden, wall mounted radiator, carpet to floor.

### Bedroom

11'4" x 10'3" (3.47 x 3.13)

Smooth ceiling, Double glazed window to front aspect, wall mounted radiator and carpet to floor





**Shower Room**  
6'9" x 5'2" (2.08 x 1.60)  
Fitted with a three piece suite comprising of Shower cubicle with electric power shower, low level w/c and hand basin. Smooth ceiling with inset spotlights, wall mounted heated towel rail, opaque double glazed window to rear, Tiled walls and floor.



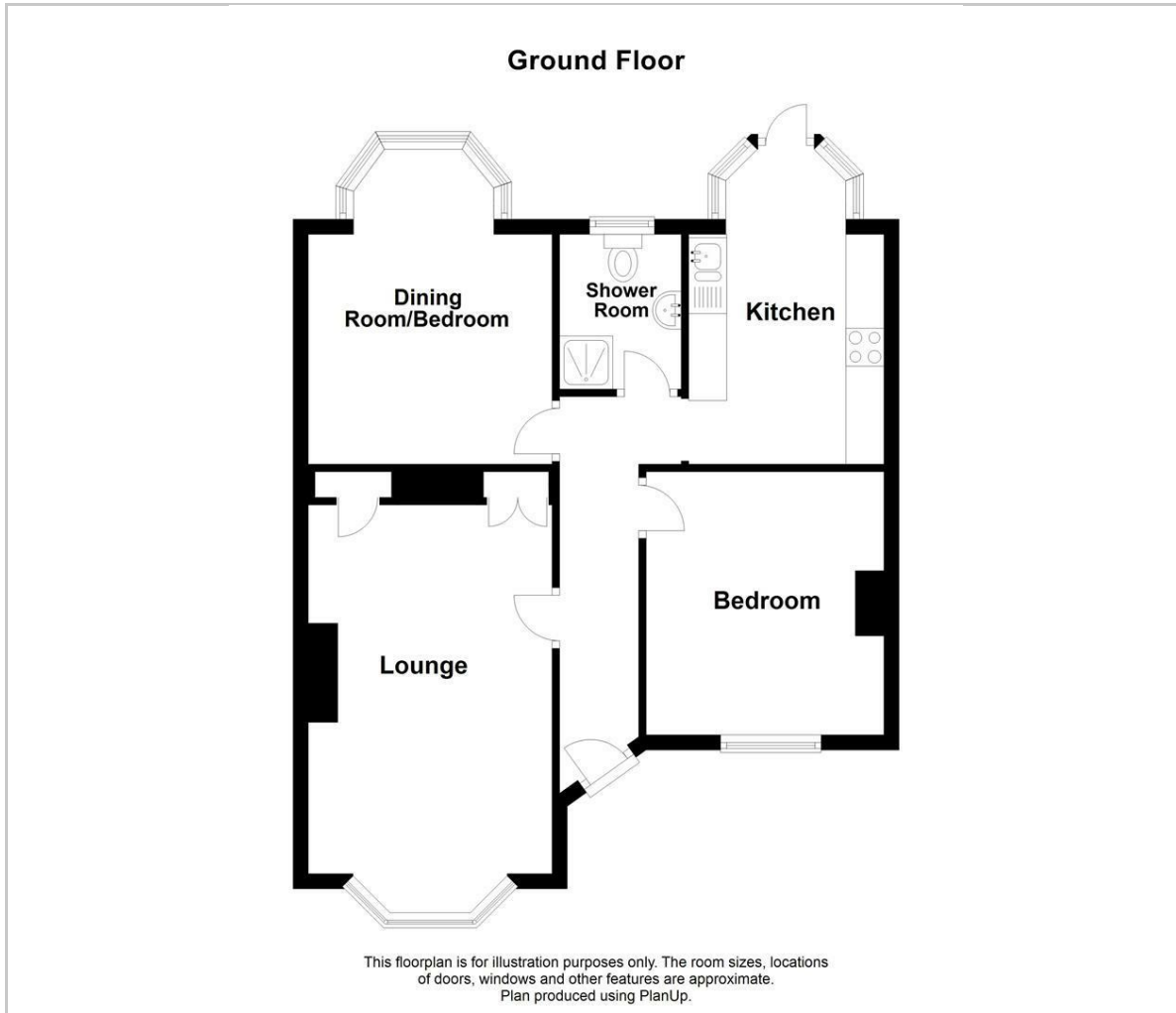
**Kitchen**  
13'6" x 8'5" (4.14 x 2.57)  
Spotlights inset into smooth ceiling activated via motion sensor, White gloss units with complementary worktop to both sides, one and a quarter stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer, integral oven and grill, induction hob with extractor over, wood effect laminate laid to floor, Upvc double glazed bay to rear with door leading to garden.



**Rear Garden**  
Commencing with shingle and slab pathway, leading to concrete hard standing with shed and rear access to garage, garden mainly laid to lawn with various established flower beds and fences to all borders.



## 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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## Area Map



## Energy Efficiency Graph

