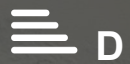




Turner

London Road, Leigh-On-Sea, SS9 3LL

Guide Price £400,000 - £425,000





# ARE YOU LOOKING FOR AN EXTENDED FAMILY HOME IN A FANTASTIC LOCATION?

Guide Price £400,000 - £425,000

Turner Sales are delighted to offer for sale this deceptive and extended three bedroom family home spread over three floors which offers a modern finish and relaxing feel throughout. The kitchen/diner has been extended to provide a fantastic entertaining area or space for a nice family meal. There is a separate lounge which can be closed off for those cosy nights, and the convenience of a ground floor cloakroom. The first floor showcases two double bedrooms and spacious four piece modern bathroom. From the landing, there are further stairs leading to the second floor which boasts a large bedroom/playroom/office, whatever your needs, this room is ideal. With added extras of a private rear garden and detached garage this property is a must see, and upon viewing, make sure you take the time to have a wander around Chalkwell Park, Leigh Broadway, Mainline Station, Local Shops and Local Schools to see what a great area it is.

## Entrance

Commencing with wooden a fence with gate leading to front garden which is mainly laid with slate and path to UPVC double glazed front door opening to hallway.

## Hallway

Smooth ceiling, wall mounted radiator, laminate to floor, door to lounge, stairs to accommodation and open to to Kitchen/Diner.

## Lounge

15'1" (into bay) x 11'7" (4.62 (into bay) x 3.54)

Cornice coving and ceiling rose, picture rails, double glazed bay window to front, feature fireplace with exposed brick surround and stone hearth housing log burner, wall mounted radiator and carpet laid to floor.

## Kitchen/Diner

18'10" x 14'7" (to furthest points) (5.75 x 4.46 (to furthest points))

Fitted with matching wall and base units with complementary work surface, ceramic 'butler' sink, integrated appliances include a fridge/freezer, dish washer, washing machine and electric oven with induction hob and extractor over, matching centre island with storage, smooth ceiling with large skylight, Upvc double glazed window and French doors leading to rear garden, wall mounted radiator, doors leading to storage cupboard and w/c, wood effect laminate flooring.

## W/C

Fitted with a two piece suite comprising low level w/c with sink over, extractor fan and laminate flooring.







**First Floor Landing**  
Carpet laid to floor, doors to accommodation, carpeted stairs leading to second floor.

**Bedroom One**  
15'11" x 15'1" (4.87 x 4.62)  
Smooth ceiling, picture rail, two Upvc double glazed windows to front, wall mounted radiator and carpet laid to floor.

**Bedroom Two**  
15'1" x 12'3" (4.62 x 3.74)  
Smooth ceiling with coving, Upvc double glazed window to rear, wall mounted radiator, storage cupboard and wood effect laminate flooring.



**Bathroom**  
8'10" x 8'2" (2.71 x 2.50)  
Fitted with a four piece suite, comprising large walk in shower with feature opaque glass block wall, panel bath, wash hand basin and low level w/c, wall mounted heated towel rail, half tiled walls and tiled flooring. smooth ceiling and Upvc opaque double glazed window to rear.



**Second Floor Bedroom Three**  
9'10" x 8'7" (3.01 x 2.64)  
Smooth ceiling, Three double glazed Velux windows, wall mounted radiator and carpet laid to floor.

**Rear Garden**  
Commencing with decked area with remainder mainly laid to lawn, flower bed to one side and fence to both boundaries with gated access leading to side, path leading to garage at the rear of the garden.



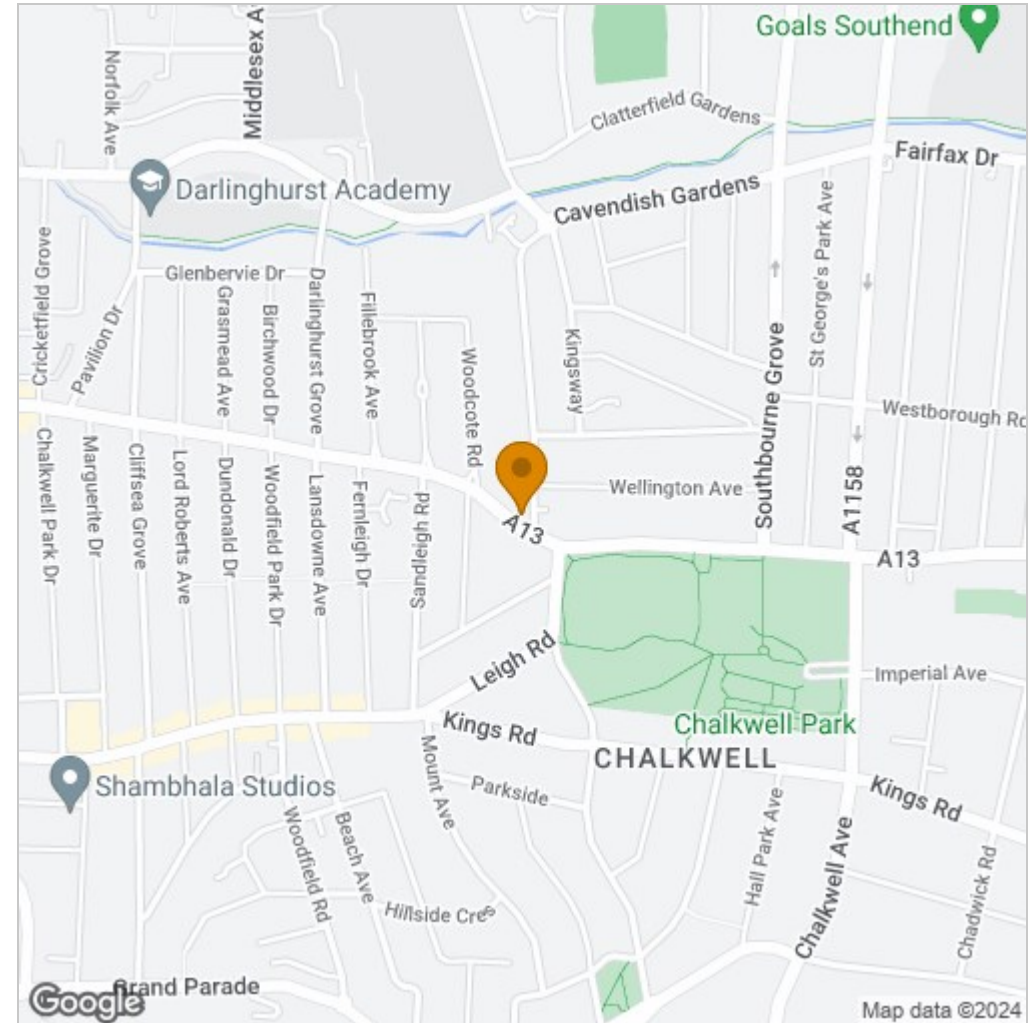
**Garage**  
Access via Upvc double glazed door from garden or electric up and over door to front, with power and lighting.



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

