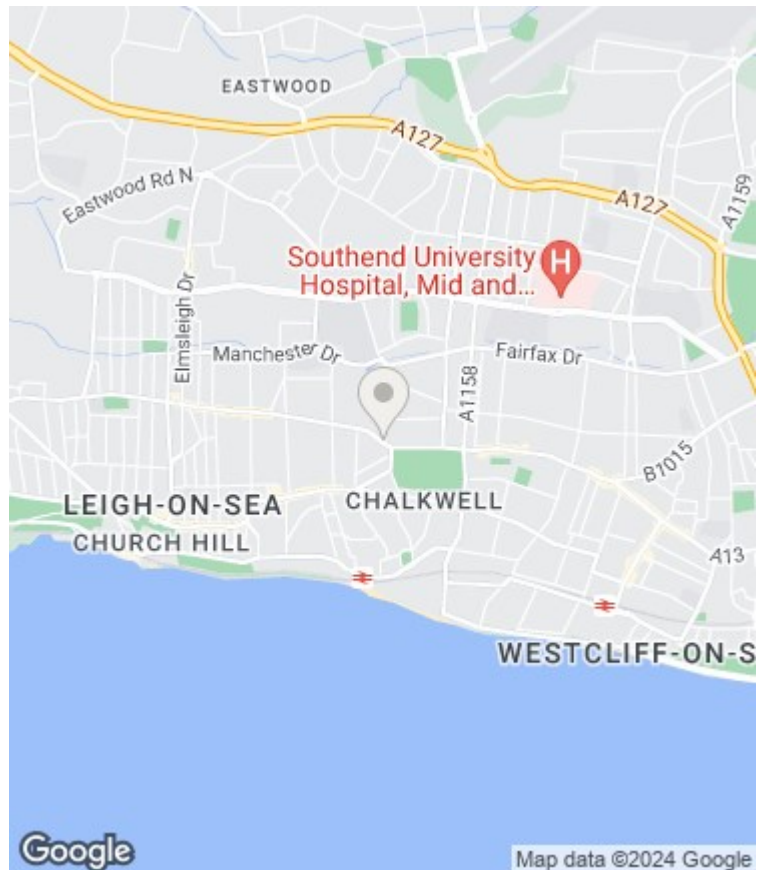




This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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**

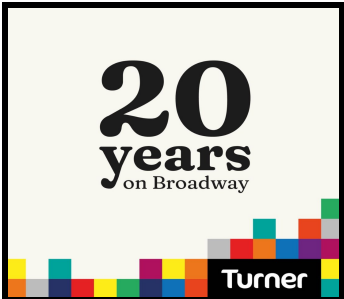


Three Double Bedrooms  
Four Piece Bathroom Suite  
Separate Lounge  
Great Location

Modern Throughout  
Spread Over Three Floors  
Detached Garage for Storage  
Close Proximity To Leigh Broadway/Chalkwell  
Park/Mainline Station And Local Schools

**LONDON ROAD, Leigh-On-Sea**

**GUIDE PRICE £390,000 - £410,000**





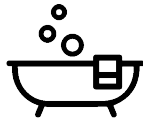
ARE YOU LOOKING FOR AN EXTENDED FAMILY HOME IN A FANTASTIC LOCATION?

Guide Price £390,000 - £410,000

TAKE A LOOK at this deceptive and extended three bedroom family home spread over three floors which offers a modern finish and relaxing feel throughout. Chalkwell Park, Leigh Broadway, Mainline Station, Local Shops and Local Schools are on your doorstep. CALL NOW TO VIEW



3



1



2



D

Council Tax Band : B



@turnersleigh



Turner Sales & Lettings





Entrance

Hallway

Lounge  
15'1" (into bay) x 11'7"

Kitchen/Diner  
18'10" x 14'7" (to furthest points)

W/C

First Floor Landing

Bedroom One  
15'11" x 15'1"

Bedroom Two  
15'1" x 12'3"

Bathroom  
8'10" x 8'2"

Second Floor Bedroom  
Three  
9'10" x 8'7"

Rear Garden

Garage

