



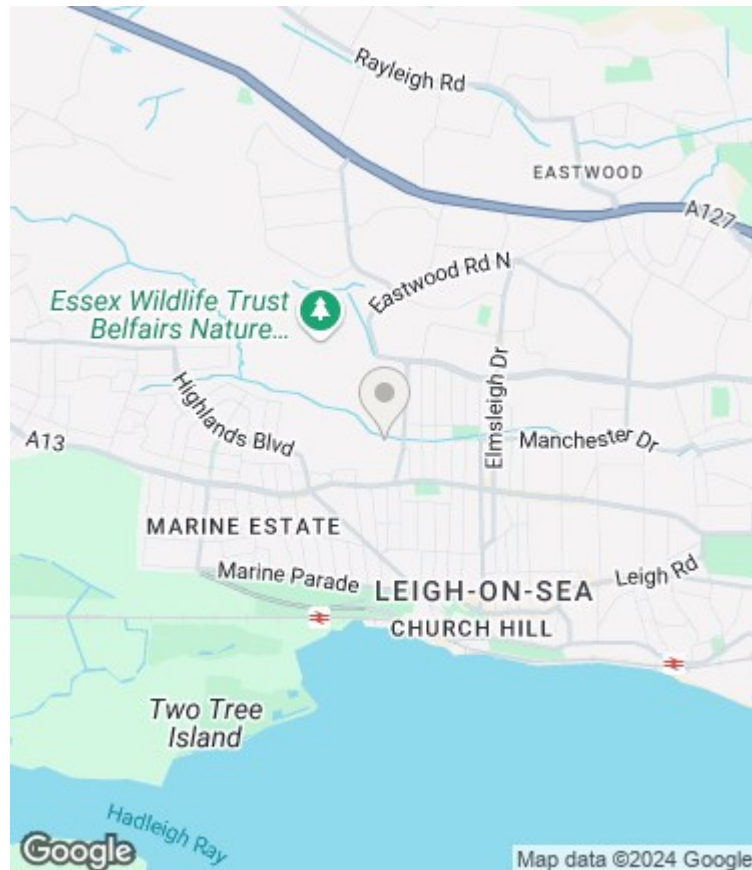
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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		

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



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BEAUTIFULLY PRESENTED

FOUR DOUBLE BEDROOM FAMILY HOME
WALKING DISTANCE OF LEIGH STATION
REFITTED KITCHEN WITH APPLIANCES
HEATING VIA AIR SOURCE HEAT PUMP

REFURBISHED OVER LAST TWO YEARS TO A
HIGH STANDARD

WESTLEIGH SCHOOLS CATCHMENT AREA
LOUNGE / DINER WITH BI-FOLDING DOORS
SECLUDED REAR GARDEN
VIEWING AN ABSOLUTE MUST

Foxwood Place, Leigh On Sea

£500,000

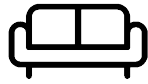
BEAUTIFULLY REFURBISHED FAMILY HOME IN SOUGHT AFTER LOCATION IN WESTLEIGH SCHOOLS CATCHMENT AREA AND WALKING DISTANCE OF LEIGH STATION. A double glazed door leads into the entrance hall with laminate flooring, stairs rising to first floor, storage cupboard and glazed double doors opening into the lounge / diner. The bright lounge / diner has a double glazed window and double glazed bi-folding doors onto the secluded rear garden, radiator, laminate flooring and smooth ceiling. The refitted kitchen has a double glazed bow window to front, range of fitted eye level and base level units with work surface over incorporating a one and a half bowl sink unit with mixer tap, built in electric oven with four ring electric hob and extractor fan over, integrated dishwasher, space for fridge/freezer, washing machine and tumble dryer, breakfast bar, shelved storage cupboard, laminate flooring, radiator and smooth ceiling. There is also a cloakroom with obscure double glazed window to side, white suite comprising wash hand basin, low level W.C, radiator and tiled floor. On the first floor is a landing with airing cupboard, loft access and carpet. The four double bedrooms, all with double glazed windows, radiator, carpet and smooth ceiling. The wet room has shower area with electric shower over, wash hand basin, Low level W.C, tiled walls and vertical radiator. Externally a driveway to the front of the property leads to the integral garage with electric up and over. A pathway leads to the entrance door and side gate to the secluded rear garden which is mostly laid to lawn with fenced boundaries.



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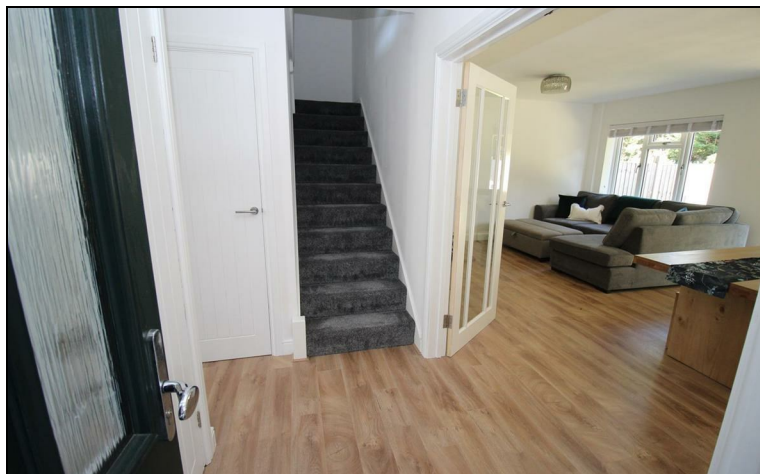


1



D

Council Tax Band : E



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Turner Sales & Lettings



ENTRANCE HALL
7'5" x 5'7"

GROUND FLOOR
CLOAKROOM
4'5" x 3'5"

LOUNGE / DINER
17'7" x 13'11"

REFITTED KITCHEN
13' reducing to 10' x 9'4"

LANDING
11'9 x 8'11"

BEDROOM ONE
12'5" x 9'6"

BEDROOM TWO
14'2" x 9'1"

BEDROOM THREE
11'1" x 8'2"

BEDROOM FOUR
12'4" x 7'8"

WETROOM
8'10" x 5'5"

SECLUDED REAR GARDEN

INTEGRAL GARAGE

OWN DRIVEWAY



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