



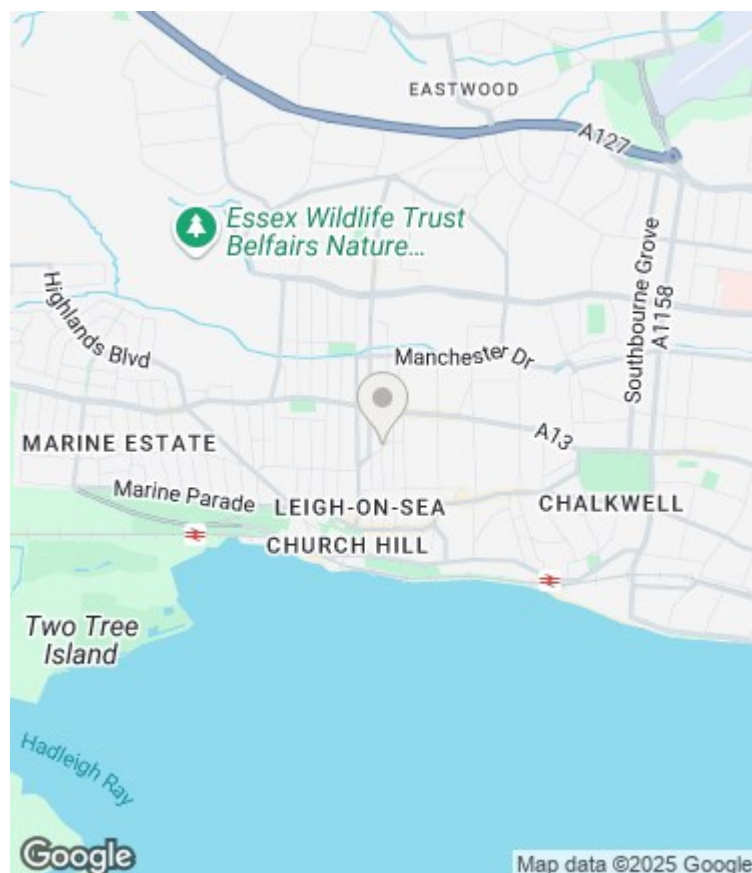
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	83
(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

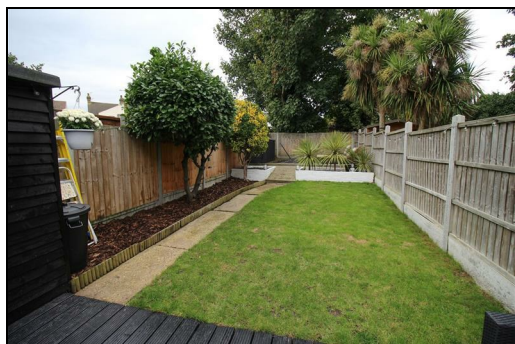
Viewing

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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**EXTREMELY SPACIOUS AND EXTENDED FAMILY HOME
IN THE HEART OF LEIGH**

FOUR BEDROOMS

IMPRESSIVE HALLWAY AND SPACIOUS LANDING

FITTED KITCHEN / DINER

OFF STREET PARKING FOR 3 CARS

OVER 1500 SQUARE FOOT

ENSUITE AND DRESSING ROOM TO MASTER

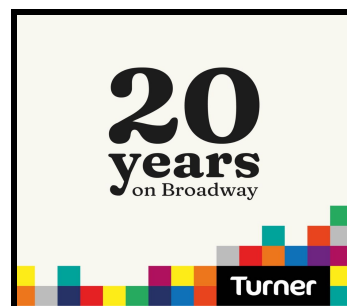
TWO RECEPTION ROOMS

REAR GARDEN IN EXCESS OF 60'

**VIEWING ESSENTIAL TO FULLY APPRECIATE THE
SPACE ON OFFER**

Elm Road, Leigh-On-Sea

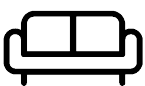
£725,000



EXTENDED FAMILY HOME OFFERING OVER 1500 SQUARE FOOT OF ACCOMMODATION LOCATED IN THE HEART OF LEIGH ON SEA. Once you step into inside to the impressive hall, you start to get a feeling of space offered throughout this extended family home. To the front of the house is the beautifully decorated lounge with bay window, feature fireplace and ornate plaster mouldings to the ceiling. Behind the lounge is a family room, again with feature fireplace and wooden flooring. The fitted kitchen / breakfast room has a double glazed window and double glazed French doors opening onto the rear garden, two skylights, range of fitted eye and base level units with work surface over incorporating one and a half bowl sink unit, range cooker with five ring gas hob and warmer plate, exposed floorboards and integrated dishwasher. An opening leads into the utility area with double glazed window to side, granite work surface with space below for washing machine and tumble dryer and extractor fan. The good sized wet room completes the ground floor. On the first floor the impressive landing has stairs rising to the second floor and doors to three bedrooms (two good size doubles), all with double glazed window, carpet, coved cornice to smooth ceiling and radiator. The family bathroom has two windows to rear, three piece suite comprising panelled bath with shower over, wash hand basin and low level W.C. The second floor consists of the Master Suite with two Velux windows to rear, walk in Dressing Area and Ensuite Shower. Externally the property offers a driveway to front, providing off road parking for Three Cars. The landscaped rear garden measures in excess of 60' and is designed for entertaining with large decking area, lawned area and raised display beds. There is also a useful outbuilding.

 4

 3

 2

 D

Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL
15'6" x 6'3"

LANDING
12'2 x 9'7"

BEDROOM FOUR
8'7" x 7'7"

LOUNGE
13'7" plus bay x 12'6"

MASTER BEDROOM
16'8" x 15'7"

FAMILY BATHROOM
9' x 7'

FAMILY ROOM
14'32 x 9'9"

DRESSING AREA
9'5" x 6'2"

REAR GARDEN
in excess of 60'

FITTED KITCHEN / DINER
15'8 x 11'2"

ENSUITE SHOWER
9'8" maximum x 4'8"

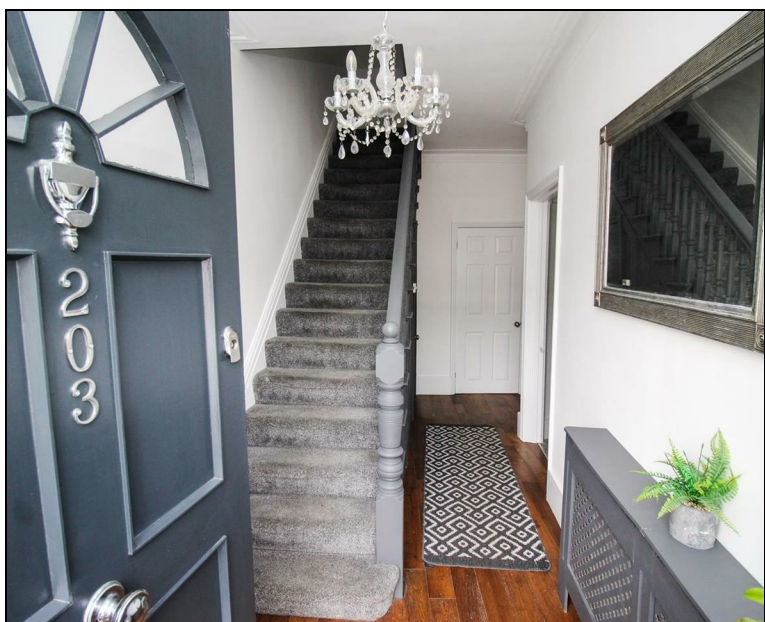
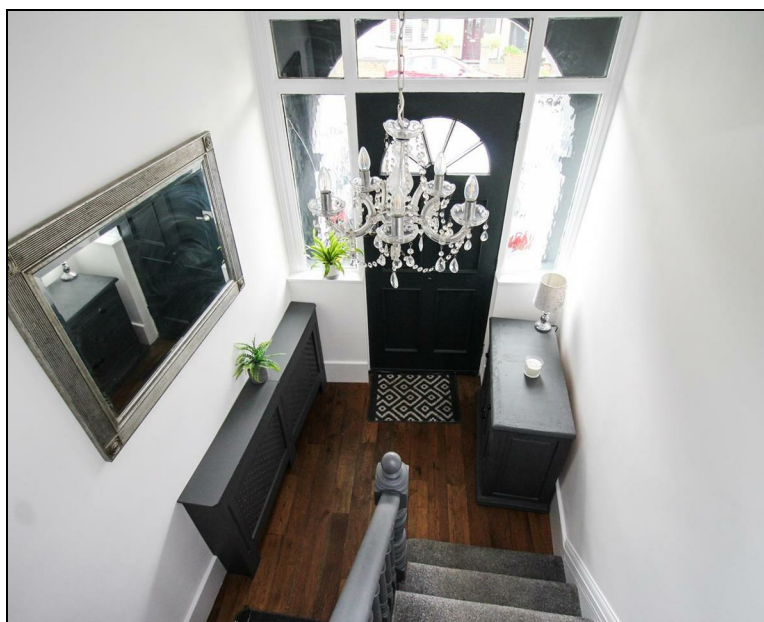
DRIVEWAY FOR 3
VEHICLES

UTILITY AREA
7'10 x 4'11"

BEDROOM TWO
16'11" into bay x 11'

GROUND FLOOR WET
ROOM
7'11" x 5'6"

BEDROOM THREE
14'4" x 8'4"



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