



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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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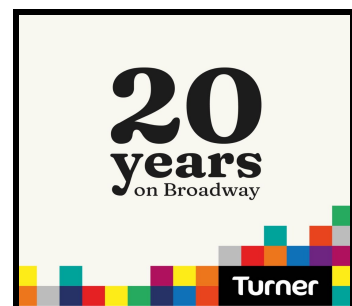


DECEPTIVELY SPACIOUS FULLY DETACHED FAMILY HOME
NO ONWARD CHAIN
MASSIVE KITCHEN / BREAKFAST ROOM - A REAL COOKS
KITCHEN
WEST BACKING REAR GARDEN IN EXCESS OF 60'
QUIET TREE LINED ROAD

FOUR DOUBLE BEDROOMS
POTENTIAL FOR FIFTH BEDROOM - SUBJECT TO PLANNING
21' LOUNGE / DINER
DRIVEWAY TO FRONT FOR TWO CARS
CLOSE TO SCHOOLS, PARKS, WOODS SHOPS AND
BROADWAY

Kingswood Chase, Leigh-On-Sea

GUIDE PRICE £725,000 - £750,000



EXTREMELY LARGE AND WELL PROPORTIONED FULLY DETACHED FAMILY HOME IN QUIET TREE LINED STREET, CLOSE TO SCHOOLS, PARKS, SHOPS AND BROADWAY. A double glazed door leads into the entrance hall with stairs rising to the first floor, radiator, tiled floor and doors to all rooms. The HUGE and extremely impressive kitchen / breakfast room offers an abundance of work surface and integrated appliances - a real cooks kitchen and definitely the hub of the home. A very large lounge / diner has double glazed patio doors onto the garden, custom built storage to one wall incorporating shelving, drawers and display cabinets. On the first floor are three double bedrooms, two having an extensive range of fitted wardrobes. The beautiful re-fitted bathroom has a modern white three piece suite comprising panelled bath with shower over and rainfall shower head, vanity wash hand basin, low level W.C, tiled walls and floor, smooth ceiling with downlighters and heated towel rail. On the top floor is the impressive master suite with an extensive range of fitted wardrobes, dressing table, eaves storage cupboards and smooth ceiling. The ensuite has shower cubicle, vanity wash hand basin, low level W.C, tiled walls and floor. Opposite the master bedroom is a room currently used for storage, but offering the opportunity to create a fifth bedroom, subject to planning. Externally a block paved driveway to the front provides off road parking for two cars. The landscaped West Backing rear garden measures in excess of 60' with a large patio, artificial lawn and raised display beds. The garden room would make an ideal office or gym.

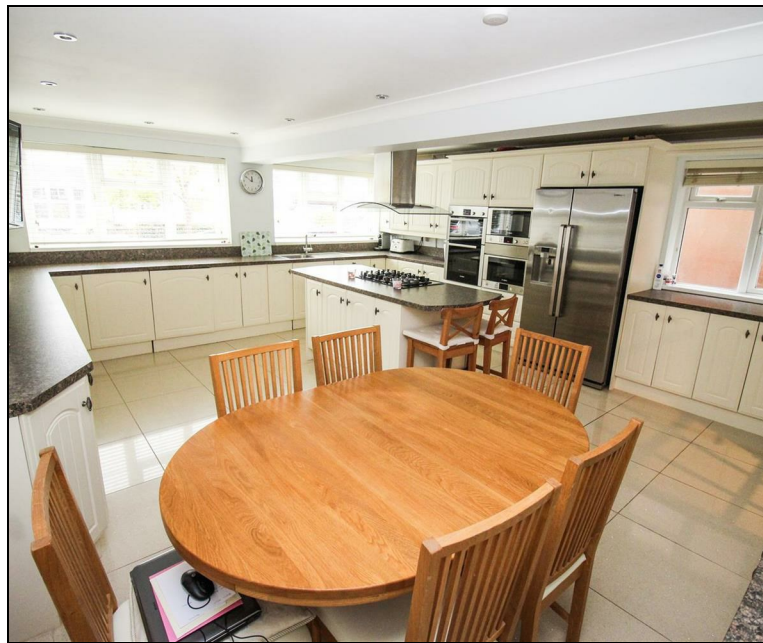
 4
  2
  1
  C
 Council Tax Band : F



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ENTRANCE HALL
6'8" x 6'1"

GROUND FLOOR
CLOAKROOM
5' x 3'

LOUNGE / DINER
21'2" x 16'3"

FITTED KITCHEN /
BREAKFAST ROOM
18'11" x 16'6"

MASTER BEDROOM
17'2" reducing to 10'11" x
16'9"

ENSUITE
9' x 5'6"

BEDROOM TWO
14'8" x 13'6"

BEDROOM THREE
19'4" x 7'6"

BEDROOM FOUR
15'2" x 8'10"

LOFT ROOM / OFFICE
13'6" x 6'1"

REFITTED BATHROOM
8'10" x 5'6"

REAR GARDEN
in excess of 60'

GARDEN ROOM
19'4" x 12'5"

DRIVEWAY FOR TWO
VEHICLES

