






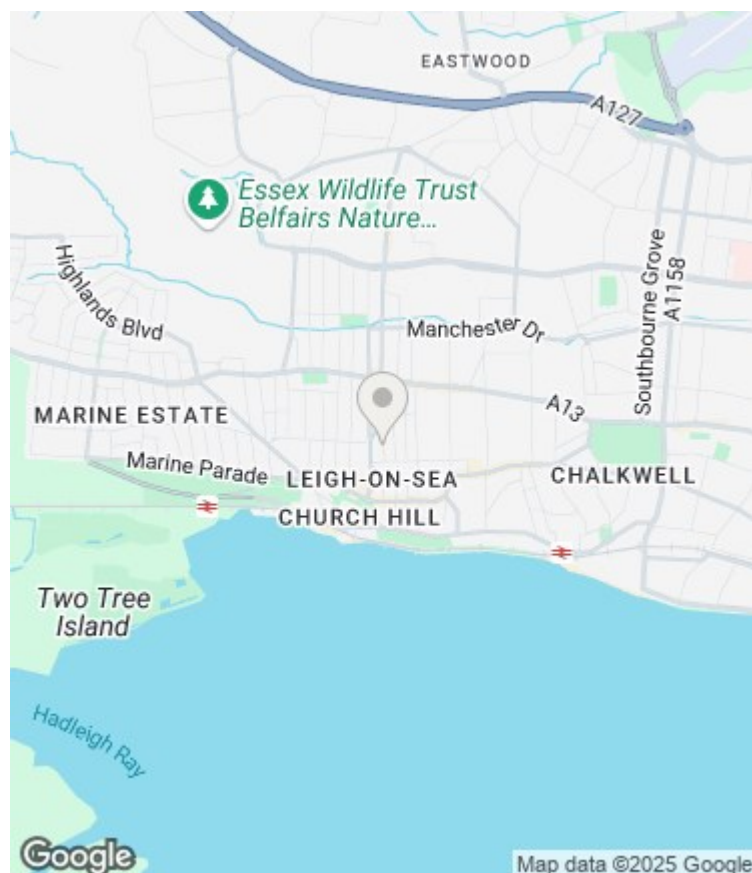
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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MOVE STRAIGHT IN - IT'S ALL BEEN DONE FOR YOU
SOUGHT AFTER SOUTH OF LONDON ROAD LOCATION

THREE BEDROOMS

REFITTED KITCHEN/DINER WITH BI-FOLDING DOORS
ONTO GARDEN

GOOD SIZED REAR GARDEN

REFURBISHED THROUGHOUT BY CURRENT OWNERS
STROLL FROM THE BROADWAY AND SHORT WALK TO
STATION / OLD LEIGH

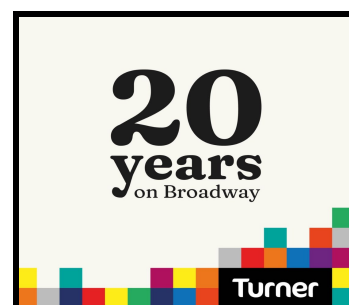
LOUNGE WITH BAY WINDOW

REFITTED BATHROOM

VIEWING AN ABSOLUTE MUST

Victoria Drive, Leigh-On-Sea

GUIDE PRICE £525,000 - £550,000



MOVE STRAIGHT IN - IT'S ALL BEEN DONE FOR YOU. Having undergone a complete refurbishment by the current owners, this beautifully presented, three bedroom home in the heart of Leigh on Sea. A Composite entrance door opens into the bright and welcoming hallway with stairs rising to first floor with cupboard under housing the boiler, laminate flooring and ornate coving to ceiling. The lounge has a double glazed bay window to front, radiator, fireplace and ornate coving to ceiling. The refitted and reconfigured kitchen/diner runs across the back of the property and has bi-folding doors opening onto the rear garden, further double glazed window to rear, range of fitted eye and base level units with Quartz work surface over incorporating sink unit, built in electric oven with four ring gas hob and extractor fan over, space for American Style fridge/freezer, integrated dishwasher, smooth ceiling with downlighters and laminate flooring. The first floor landing has loft access, double glazed window to side and carpet. The three bedrooms all have double glazed windows, radiator, smooth ceiling and carpet. The refitted bathroom has obscure double glazed window to rear, modern white suite comprising panelled bath, vanity wash hand basin, low level W.C, tiled walls and floor, smooth ceiling with downlighters and heated towel rail. Externally the front garden has a pathway to entrance door and front retaining wall. The good sized rear garden measures approximately 54' and offers a feeling of privacy with a paved patio, side access and fenced boundaries

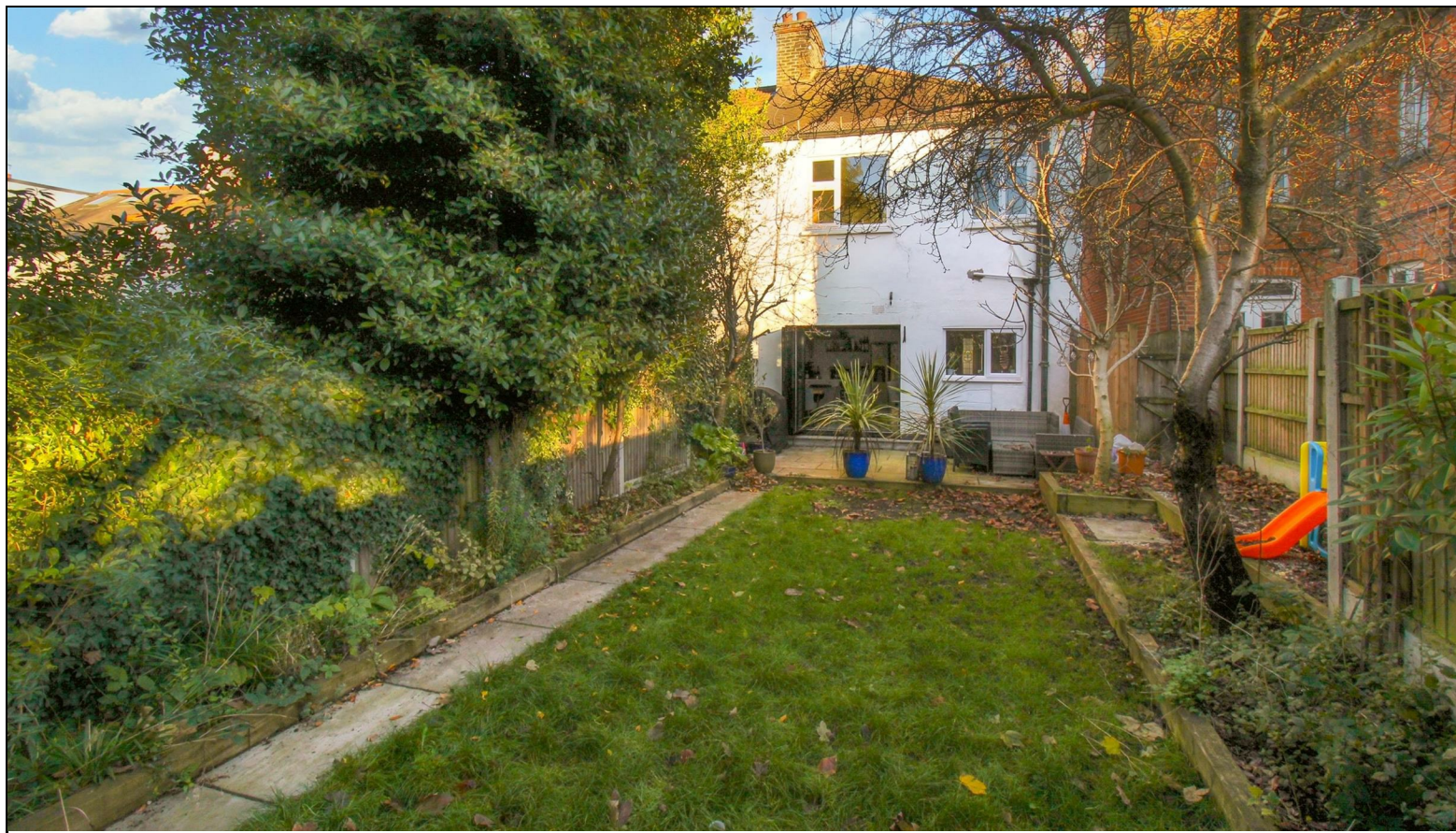
 3

 1

 2

 E

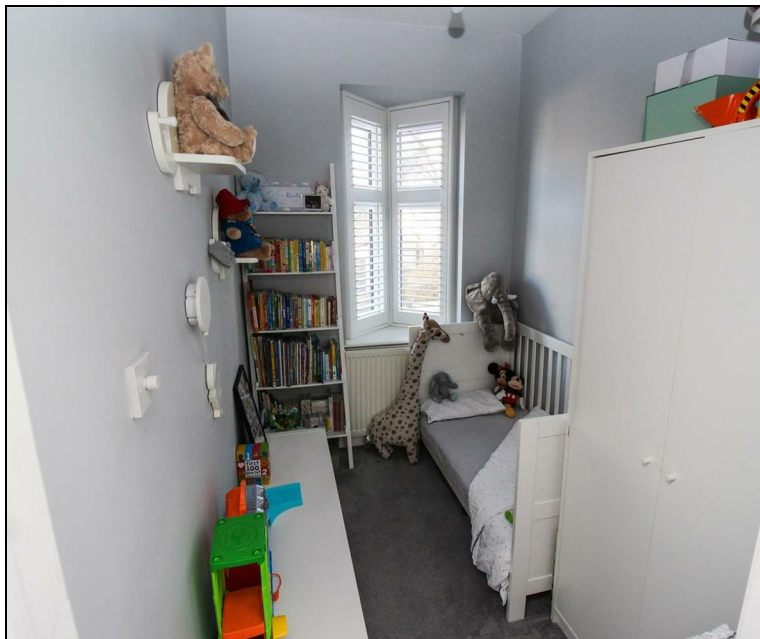
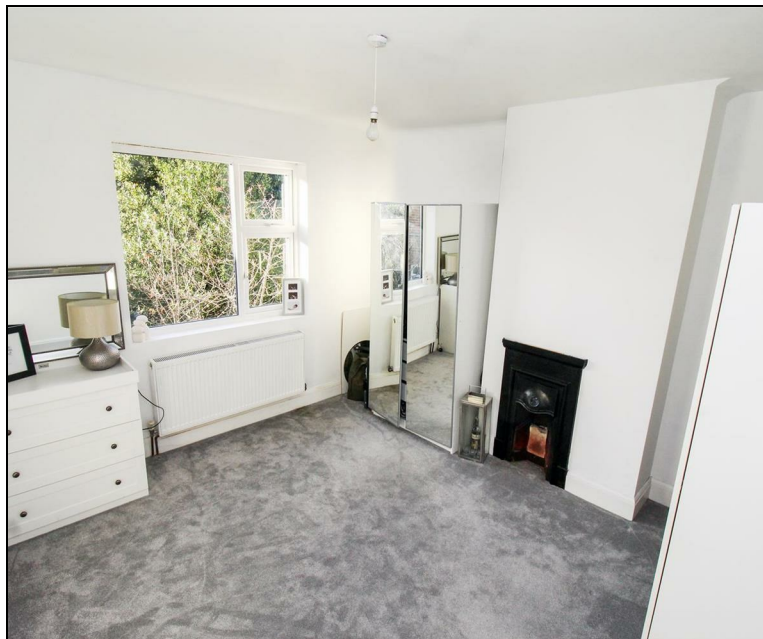
Council Tax Band : D



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ENTRANCE HALL
15'4" x 7'1"

BEDROOM THREE
8'1" x 5'10"

LOUNGE
16'2" into bay x 11'11"

REFITTED BATHROOM
7'4" x 5'10"

REFITTED
KITCHEN/DINER
17'6" x 12'6"

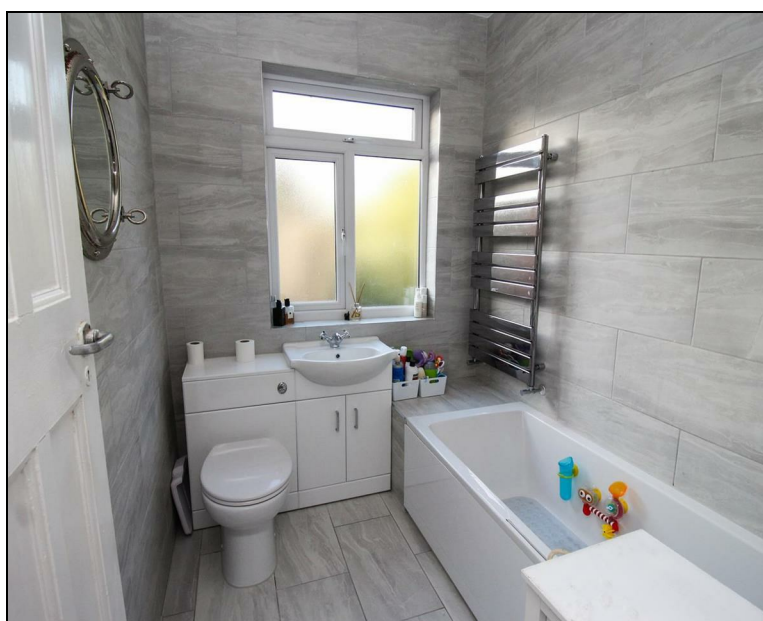
REAR GARDEN
54' approximately

LANDING
10'6" x 5'10"

REFURBISHED
THROUGHOUT

BEDROOM ONE
16'1" into bay x 11'4"

BEDROOM TWO
12'9" x 11'5"



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