



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

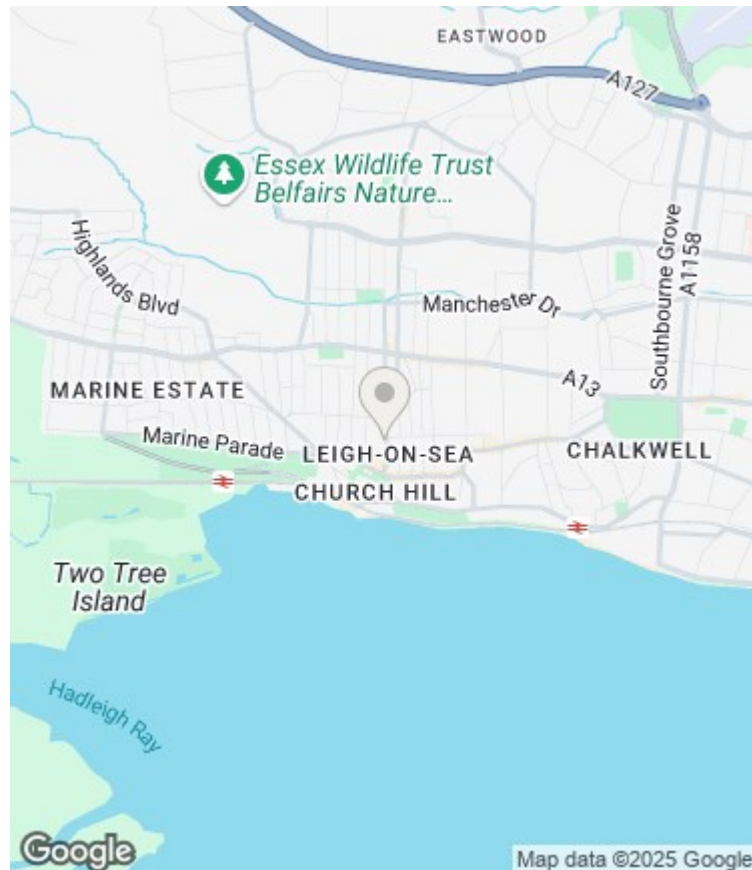
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

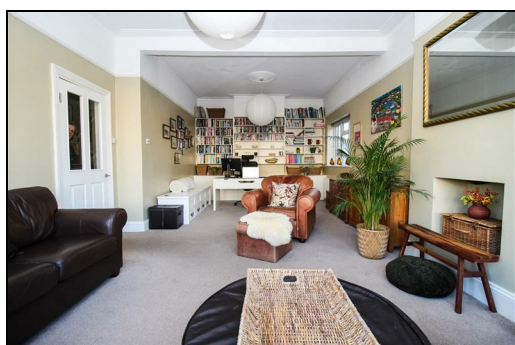
Viewing

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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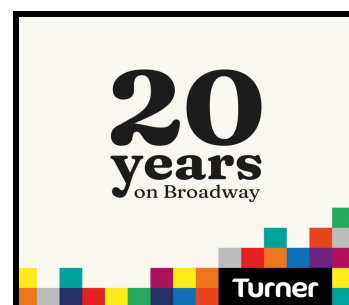


HUGE VICTORIAN FAMILY HOME IN THE HEART OF LEIGH
CLOSE TO BROADWAY, STATION AND OLD LEIGH
MASSIVE FAMILY BATHROOM, GROUND AND SECOND FLOOR
SHOWER ROOMS
GROUND FLOOR AND SECOND FLOOR SHOWER ROOMS
PARKING FOR NUMEROUS VEHICLES AND ATTACHED GARAGE

BOASTING OVER 2,647 SQ FT SPREAD OVER THREE FLOORS
SIX BEDROOMS - FIVE OF WHICH ARE DOUBLE
33' 10" X 18'10" BESPOKE KITCHEN/ FAMILY ROOM - IDEAL FOR
ENTERTAINING
GOOD SIZED UNOVERLOOKED WEST FACING REAR GARDEN
A RARE OPPORTUNITY - EARLY VIEWING IS STRONGLY
RECOMMENDED

Elm Road, Leigh-on-sea

£800,000



A WONDERFUL AND RARE OPPORTUNITY TO PURCHASE THIS HUGE FAMILY HOME BOASTING OVER 2,647 SQ FT SPREAD OVER THREE FLOORS IN THE HEART OF LEIGH. As soon as you step into the spacious entrance hall, you start to become aware of the size and scale of this unique property. To the front the good size lounge has a bay window to front with sash windows, ornate coving to ceiling, two double radiators and fitted carpet. To the rear of the house is the absolutely vast, bespoke kitchen / family room, being the perfect party pad, for those who love to entertain . A feature double glazed extension to rear with ceiling to floor glazed windows and double glazed French doors look out onto the private rear garden, range of fitted eye and base level units with granite work surfaces over incorporating double sink unit, two built in Neff ovens, Neff five ring gas hob with extractor fan over, centre island unit incorporating breakfast bar, feature recess floor lighting and three ornate radiators. Off the kitchen / family room is a useful utility room and a ground floor shower room. On the first floor there is a split level landing with radiator and storage cupboard. There are three double bedrooms on the first floor including the master with a double glazed door to balcony. The deluxe bathroom, which is exceptionally spacious and split level offers twin vanity wash hand basins, large walk in shower enclosure, low level W.C, two obscure double glazed windows to rear, double airing cupboard and double radiator. On the second floor are three further bedrooms, two being double and a shower room. Externally the good sized, low maintenance and unoverlooked west facing garden offers a delightful entertainment area, outside bar with power and lighting, established shrubs including, palm tree, wisteria and Virginia creeper. There is an attached garage with blocked paved driveway providing off street parking for multiple vehicles.

 6

 3

 2

 D

Council Tax Band : E





ENTRANCE HALL
21'1" x 5'10"

LOUNGE
27'2" x 13'9" narrowing to
12'5"

FITTED KITCHEN / FAMILY
ROOM
33'10" x 18'10"

UTILITY ROOM
8'3" x 7'2"

GROUND FLOOR SHOWER
ROOM
8'3" x 7'1"

FIRST FLOOR LANDING
29'4" x 8'6" maximum

MASTER BEDROOM WITH
BALCONY
17'10" x 13'5" into bay

BEDROOM TWO
14'2" x 13'9"

BEDROOM THREE
12'7" x 11'8"

BATHROOM
18'11" x 11"

SECOND FLOOR LANDING
13'6" x 5'8"

BEDROOM FOUR
17'8" reducing to 11'5" x
12'7" maximum

BEDROOM FIVE
13'9" x 9'5"

BEDROOM SIX / STUDY
9' x 7'9"

REAR GARDEN WITH
WESTERLY ASPECT

ATTACHED GARAGE



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