



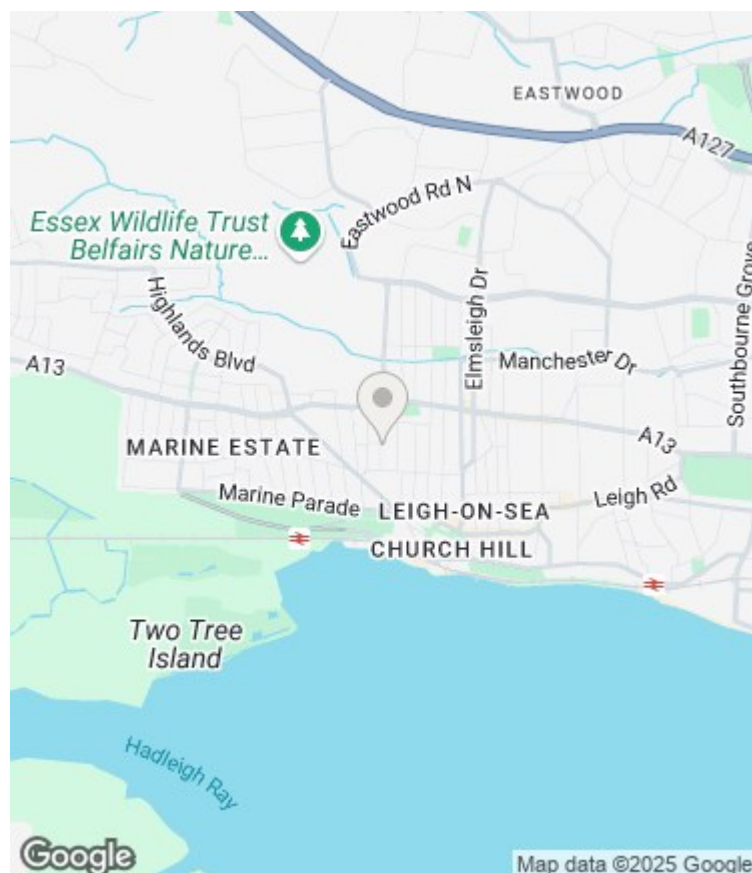
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**





BEAUTIFULLY PRESENTED AND METICULOUSLY IMPROVED  
FAMILY HOME

FOUR BEDROOMS - THREE BEING LARGE DOUBLES

SPACIOUS FAMILY BATHROOM

IMPRESSIVE KITCHEN / FAMILY ROOM WITH GRANITE SURFACES  
& APPLIANCES

OFF STREET PARKING

WESTLEIGH CATCHMENT

IMPRESSIVE MASTER SUITE ON TOP FLOOR WITH ENSUITE

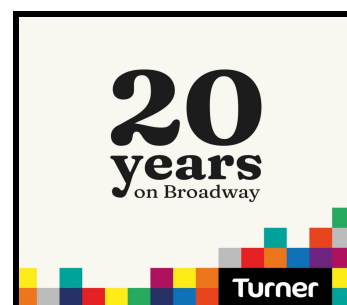
CHARMING LOUNGE WITH FEATURE FIREPLACE

REAR GARDEN IN EXCESS OF 80'

ABSOLUTELY HAS TO BE VIEWED TO BE FULLY APPRECIATED

**Westleigh Avenue, Leigh-On-Sea**



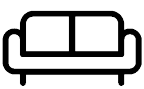

**£795,000**



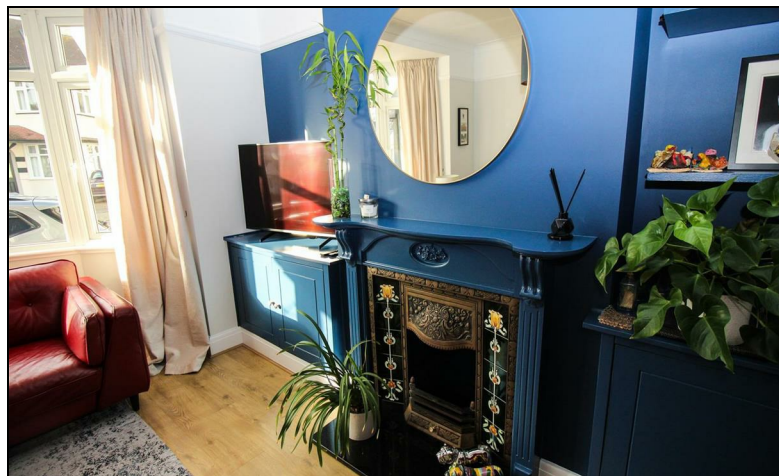
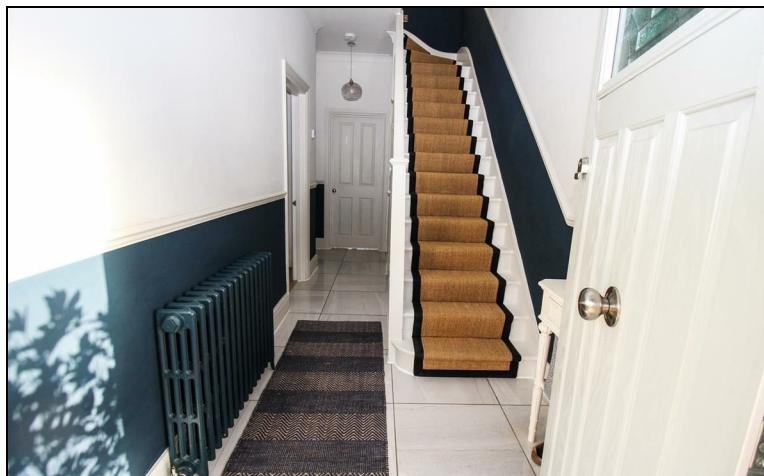


**WHAT & WHERE** - Within the Westleigh Catchment area, this lovingly extended and meticulously improved semi - detached family home, with four bedrooms - three of them being good size doubles, with the impressive top floor master suite being ensuite. With a fabulous Kitchen / Family room having French doors onto the beautiful and great sized landscaped rear garden, with granite work surfaces and appliances. A charming lounge with feature fireplace and ground floor cloakroom are also offered. **THIS STUNNING PROPERTY SIMPLY HAS TO BE VIEWED TO APPRECIATE THE QUALITY OFFERED THROUGHOUT.**

**WHY** - If your looking for a turn key family home, offering easy access to the Broadway, Leigh Station and located close to all local schools and amenities, then this fantastic property, could be everything you wished for and more.

 4  2  1  **D**

Council Tax Band : D



**@turnersleigh**



**Turner Sales & Lettings**





ENTRANCE HALL

GROUND FLOOR  
CLOAKROOM

LOUNGE  
14'3" x 12'11"

KITCHEN / FAMILY ROOM  
20'3" x 18'11"

MASTER SUITE  
21'4" x 16'

ENSUITE SHOWER ROOM

BEDROOM TWO  
14'10" x 13'7"

BEDROOM THREE  
13'7" x 12'6"

BATHROOM  
9'10" x 6'6"

LARGE GARDEN ROOM /  
GYM

REAR GARDEN  
in excess of 80'

OFF STREET PARKING



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

