



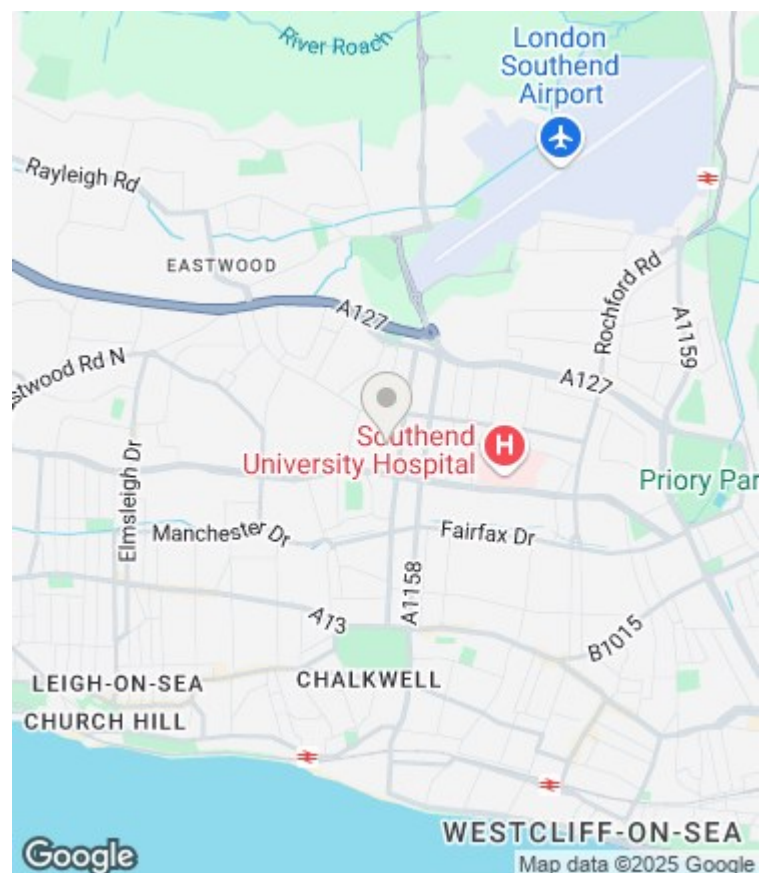
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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



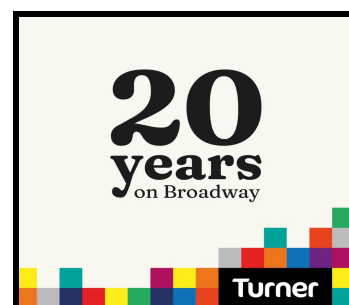
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FULLY DETACHED HOUSE WITH LARGE FRONTAGE
OPPORTUNITY TO CREATE YOUR BESPOKE FAMILY HOME
FOUR BEDROOMS
FITTED KITCHEN
EAST BACKING REAR GARDEN

OFFERING POTENTIAL TO EXTEND (STP)
SOUGHT AFTER CUL DE SAC CLOSE TO GRAMMAR SCHOOLS AND SOUTHEND HOSPITAL
LARGE LOUNGE / DINER
GROUND FLOOR CLOAKROOM
PARKING FOR MULTIPLE VEHICLES

Seldon Close, Westcliff-On-Sea
Offers In The Region Of £525,000



WHAT & WHERE - A SUPERB OPPORTUNITY TO PUT YOUR OWN STAMP ON THIS FULLY DETACHED FOUR BEDROOM HOUSE LOCATED IN A SOUGHT AFTER CUL DE SCA, CLOSE TO LOCAL GRAMMAR SCHOOLS AND SOUTHEND HOSPITAL. ALTHOUGH REQUIRING UPDATING, THE PROPERTY OFFERS A LARGE LOUNGE/DINER, FITTED KITCHEN AND POTENTIAL TO EXTEND (STP).

WHY - PERFECT OPPORTUNITY FOR SOMEONE TO CURATE THEIR BESPOKE FAMILY HOME AND BE WITHIN EASY REACH OF LOCAL GRAMMAR SCHOOLS, SOUTHEND HOSPITAL AND TRANSPORT LINKS

 4  1  1  C

Council Tax Band : E



@turnersleigh



Turner Sales & Lettings



ENTRANCE PORCH
7'2" x 4'3"

ENTRANCE HALL
12'5" x 5'4"

CLOAKROOM
6'10" x 2'8"

LOUNGE / DINER
23' x 11'9"

KITCHEN
11'9" x 9'7"

LANDING
11' x 8'4"

BEDROOM ONE
12' x 11'8"

BEDROOM TWO
12'5" x 9'6" plus door
recess

BEDROOM THREE
11' x 9'3"

BEDROOM FOUR
9'6" x 7'4"

BATHROOM / WETROOM
6'7" x 5'3"

LARGE FRONTAGE AND
DRIVEWAY

PARKING FOR MULTIPLE
VEHICLES

PART INTEGRAL GARAGE
14'2" x 7'11"



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01702 710555

