

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

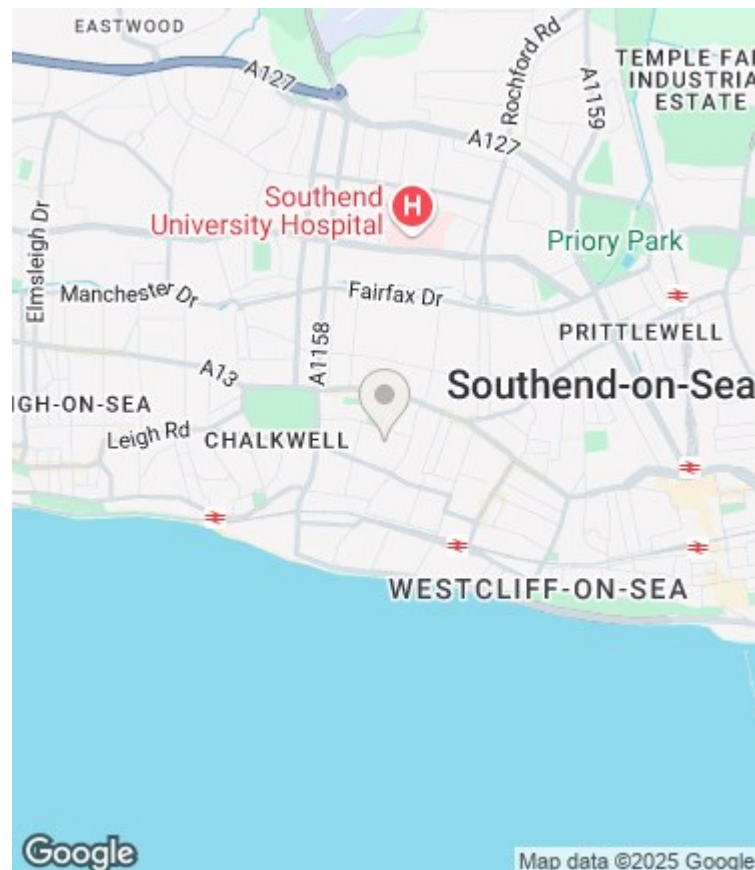
Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 61 |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

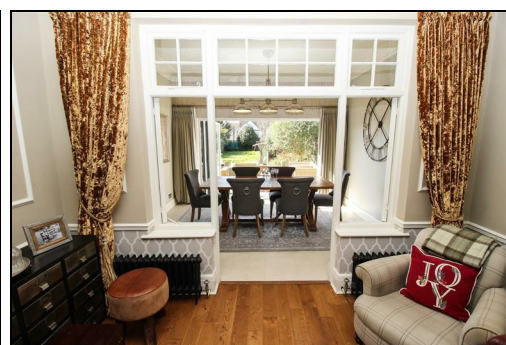
Viewing

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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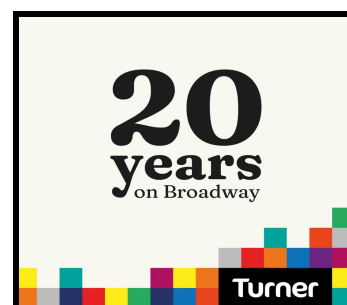


FABULOUS DETACHED PERIOD PROPERTY
NO ONWARD CHAIN
STUNNING ESTUARY VIEWS FROM WEST FACING
ROOF TERRACE
FOUR RECEPTION ROOMS
SOUGHT AFTER CHALKWELL HALL ESTATE

CHARMING PERIOD FEATURES THROUGHOUT
SET OVER THREE FLOORS
APPROXIMATE 170' WEST FACING REAR GARDEN
OFF STREET PARKING TO FRONT
SHORT WALK TO CHALKWELL PARK, STATION AND
SEAFRONT

Drake Road, Westcliff-On-Sea

£1,200,000



WHAT & WHERE - ABSOULTELY EXQUISITE DETACHED FAMILY HOME SET OVER THREE FLOORS WITH AN ABUNDANCE OF CHARMING PERIOD FEATURES THROUGHOUT. OFFERING FOUR RECEPTIONS ROOMS, OFF STREET PARKING AND A WEST BACKING REAR GARDEN OF APPROXIMATELY 170'. WITH THE BENEFIT OF STUNNING ESTUARY VIEWS FROM THE SECOND FLOOR ROOF TERRACE, TWO ENSUITES THIS PROIPERTY COULD REPRESENT AN IDEAL FOREVER FAMILY HOME. SITUATED ON THE SOUGHT AFTER CHALKWELL HALL ESTATE, THE PROPERTY IS IDEALLY LOCATED FOR CHALWELL STATION, PARK AND THE SEAFRONT. WITHIN EASY ACCESS OF LEIGH BROADWAY WITH ITS ARRAY OF BARS, BOUTIQUES AND RESTAURANTS.

WHY - THIS STUNNING PROPETY COULD BE THE PERFECT FOREVER HOME FOR THE RIGHT FAMILY, BEING PERFECTLY PLACED FOR WELL REGARDED SCHOOLS, TRANSPORT LINKS, AND OFFERING THE COMMUTER JUST A SHORT WALK TO CHALKWELL STATION. PRESENTING AN INGOING PURCHASER THE OPPORTUNITY TO CURATE THEIR PERFECT HOME OVER THEIR PREFERRED TIMESCALE

 6

 3

 4

 E

Council Tax Band : G



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PORCH
4'2" x 2'11"

HALLWAY
16'2" x 4'5"

LOUNGE
18'11" into bay x 12'11"

SITTING ROOM
17'11" x 12'11"

DINING ROOM
13'0" x 10'4"

KITCHEN/DINER
21'5" x 11'4"

GROUND FLOOR CLOAKROOM
6'7" x 2'9"

OFFICE/STUDY
12'2" x 7'1"

FIRST FLOOR LANDING
16'8" x 4'9"

MAIN BEDROOM
17'10" x 12'11"

EN-SUITE
12'11" x 10'4"

SECOND BEDROOM
19'0" into bay x 12'11"

THIRD BEDROOM
11'4" x 11'3"

FOURTH BEDROOM
11'11" x 9'5"

BATHROOM
10'4" x 5'11"

FIFTH BEDROOM
13'4" reducing to 12'11" x 11'6" max.

SIXTH BEDROOM
12'10" x 7'1"

EN-SUITE
7'2" x 3'9"

ROOF TERRACE
14'0" max x 18'3" max.

REAR GARDEN
approximately 170'

DRIVEWAY



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