




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

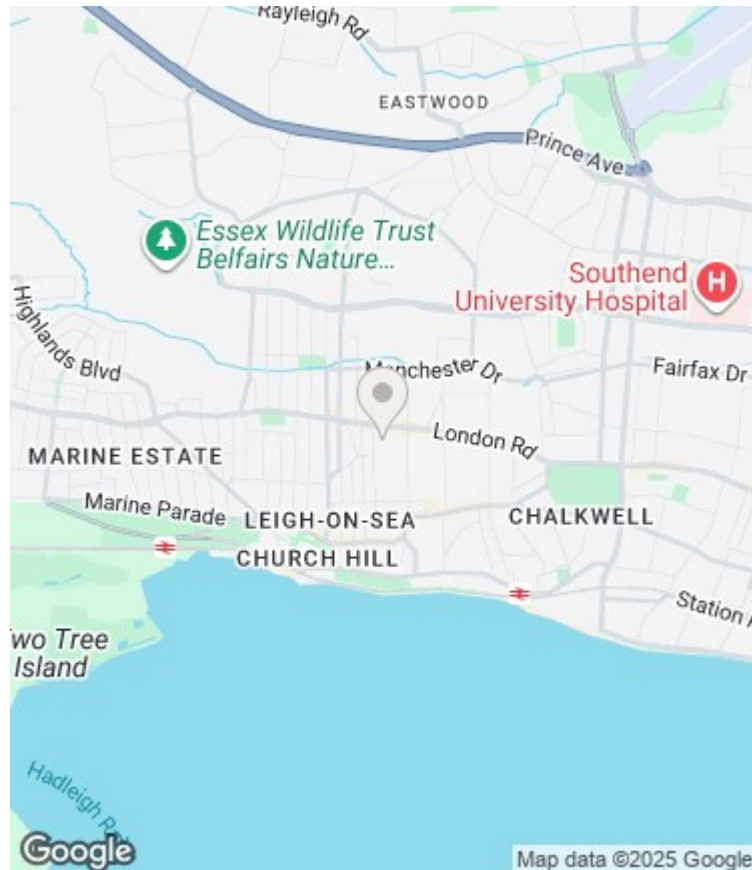
#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(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

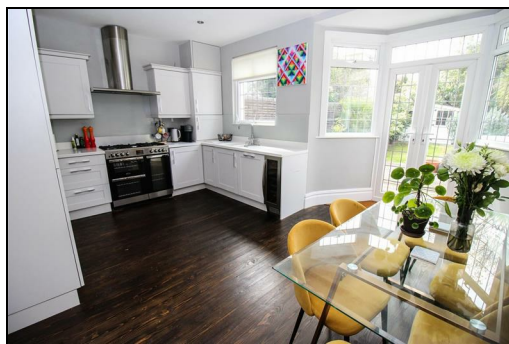
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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



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VIEWING AN ABSOLUTE MUST

THREE GOOD SIZED BEDROOMS

WELCOMING ENTRANCE HALL

SPACIOUS LOUNGE

PRIVATE WEST BACKING REAR GARDEN

DELIGHTFUL SEMI-DETACHED HOME IN SOUGHT AFTER LOCATION

MODERN SHOWER ROOM

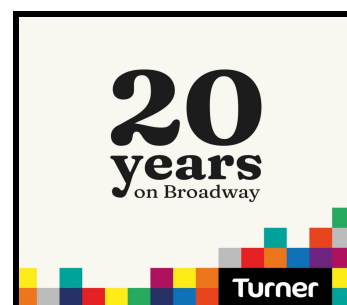
GROUND FLOOR W.C WITH BESPOKE STORAGE SPACE

MODERN KITCHEN/DINER WITH FRENCH DOORS ONTO GARDEN

OFF STREET PARKING FOR ONE VEHICLE

**Oakleigh Park Drive, Leigh-On-Sea**

**Offers In Excess Of £525,000**



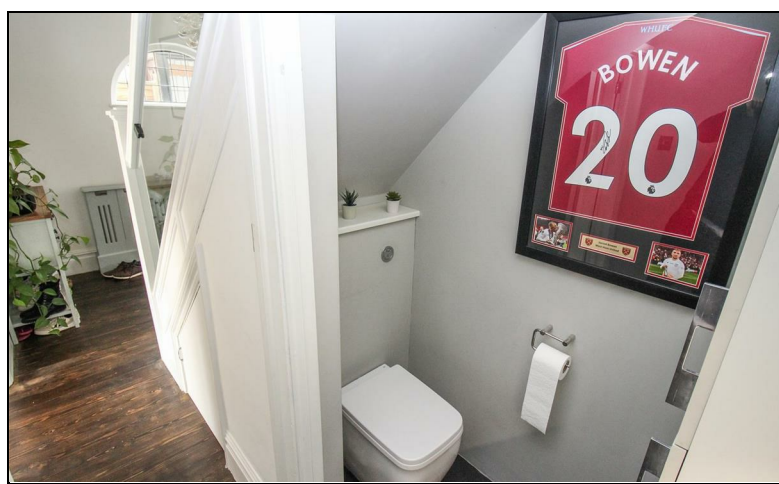


WHAT & WHERE - LOCATED IN THE HEART OF LEIGH ON SEA, THIS DELIGHTFUL THREE BEDROOM SEMI-DETACHED PERIOD HOME WHICH OFFERS SPACIOUS AND WELL PLANNED ACCOMMODATION THROUGHOUT. THE WELCOMING ENTRANCE HALL HAS STAIRS RISING TO THE FIRST FLOOR WITH GLASS BALLUSTRADE, AND DOORS OFF TO THE LOUNGE, CLOAKROOM AND KITCHEN/DINER. THE MODERN KITCHEN/DINER HAS FRENCH DOORS OPENING ONTO THE WEST BACKING AND PRIVATE REAR GARDEN, IDEAL FOR SOCIAL AND FAMILY GATHERINGS. UPSTAIRS THERE ARE THREE GENEROUS BEDROOMS AND A CONTEMPORARY SHOWER ROOM. TO THE FRONT OF THE HOUSE IS A BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING FOR ONE VEHICLE. THE PROPERTY IS WITHIN EASY ACCESS TO THE BROADWAY, LEIGH AND CHALWELL TRAIN STATIONS AND BUS ROUTES.

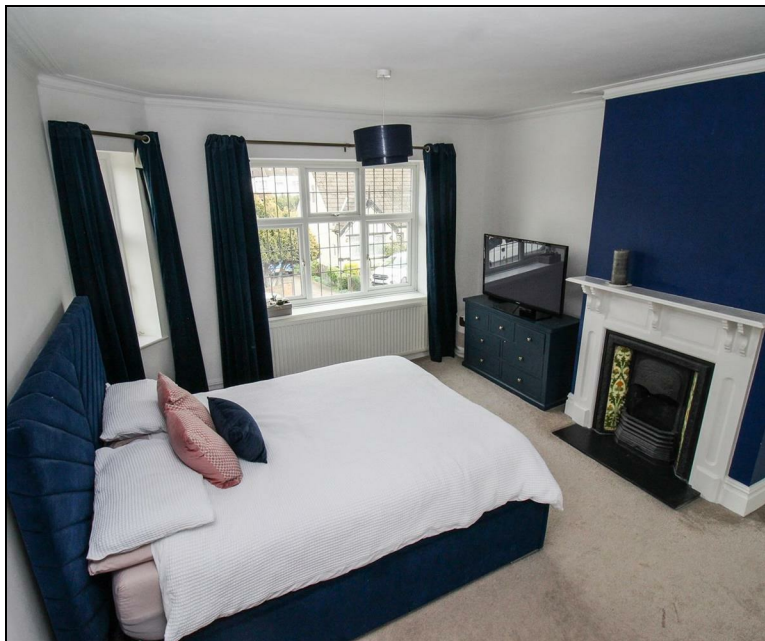
WHY - THE PROPERTY IN OUR OPINION WOULD BE IDEALLY SUITED FOR A PROFESSIONAL COUPLE, NEEDING TO COMMUTE, SOMEONE LOOKING TO DOWNSIZE, BUT STILL BE CLOSE TO THE ACTION, OR A YOUNG FAMILY LOOKING FOR THAT EXTRA SPACE BOTH INTERNALLY AND EXTERNALLY

 3  1  1  D

Council Tax Band : D







**HALLWAY**  
10'0 max x 11'11 max  
(3.05m max x 3.63m  
max)

**LOUNGE**  
15;5 x 12'9  
(4.57m;1.52m x 3.89m)

**WC**  
5'8 x 5'3 (1.73m x  
1.60m)

**KITCHEN/DINER**  
14'3 max x 16'8 (4.34m  
max x 5.08m)

**LANDING**  
11'1 x 5'3 (3.38m x  
1.60m)

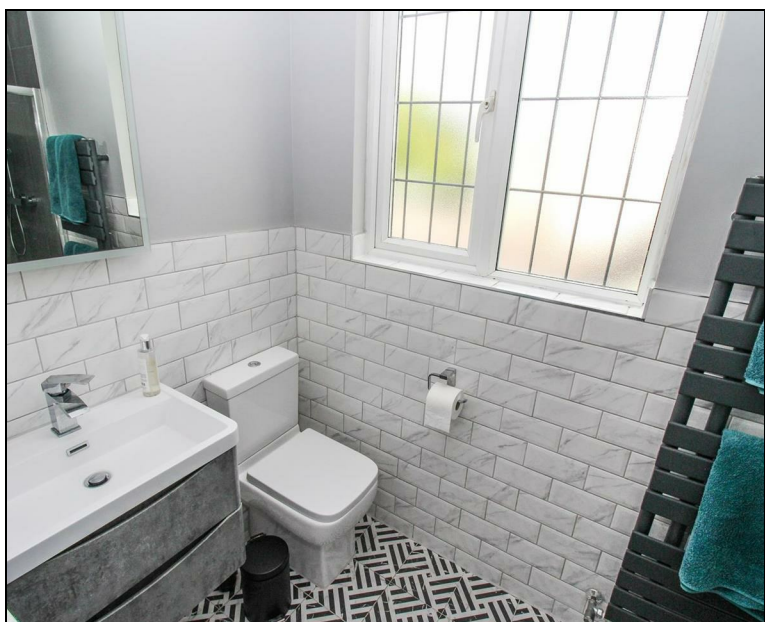
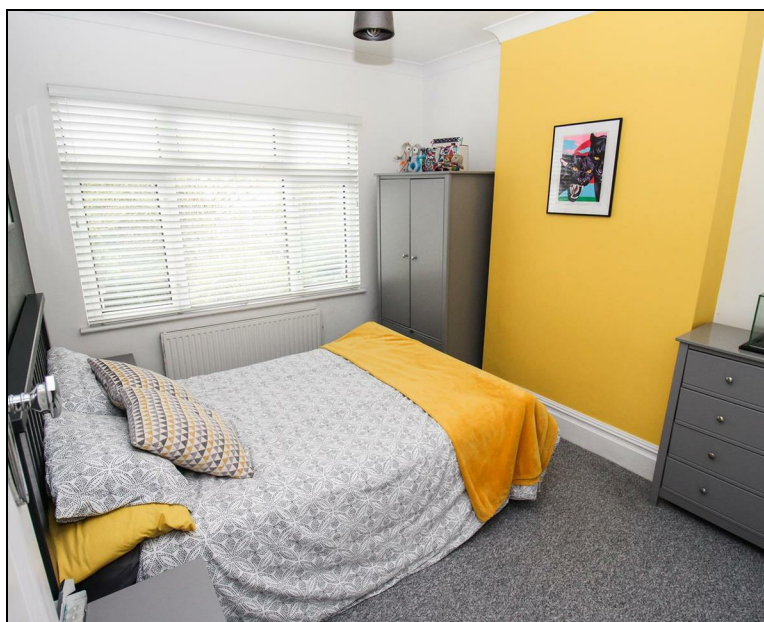
**BEDROOM ONE**  
15'5 x 12'8 (4.70m x  
3.86m)

**BEDROOM TWO**  
11'1 x 9'9 (3.38m x  
2.97m)

**BEDROOM THREE**  
10'11 x 6'6 (3.33m x  
1.98m)

**BATHROOM**  
9'8 max x 4'4 max  
(2.95m max x 1.32m  
max)

**BLOCK PAVED DRIVEWAY**  
**WEST BACKING REAR**  
**GARDEN**



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**01702 710555**

