




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

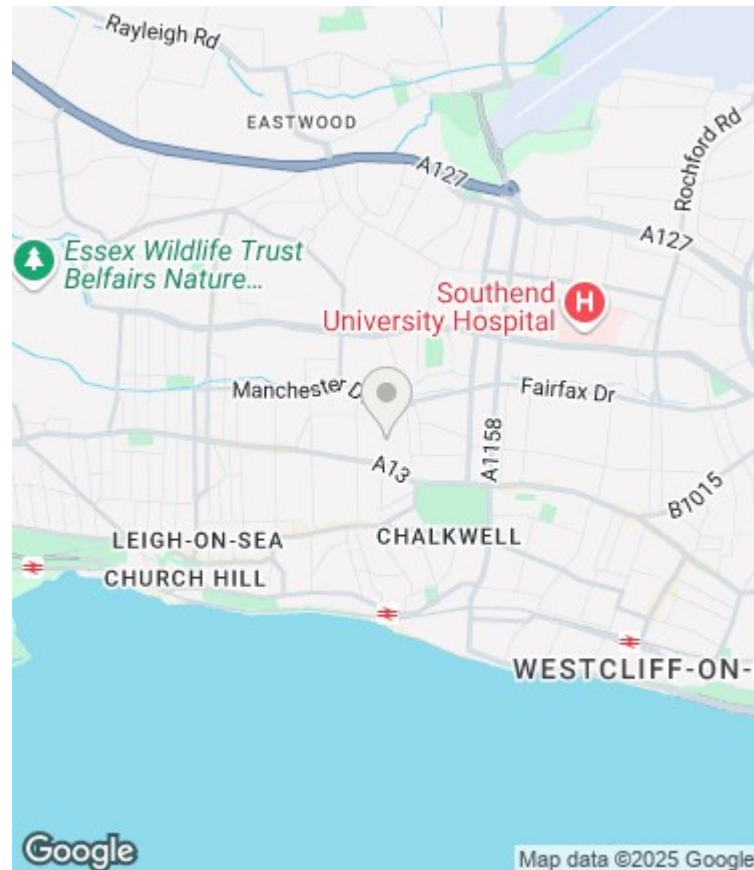
#### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>83</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | <b>65</b>                  |   |
| (55-68) <b>D</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<br>2002/91/EC |  |

#### Viewing

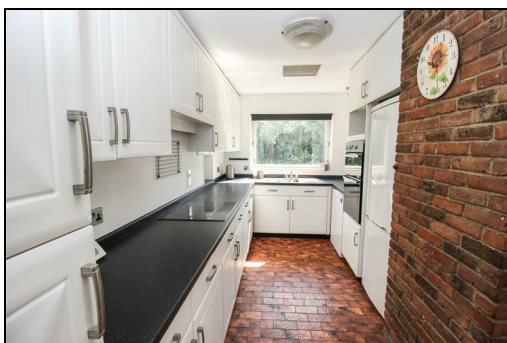
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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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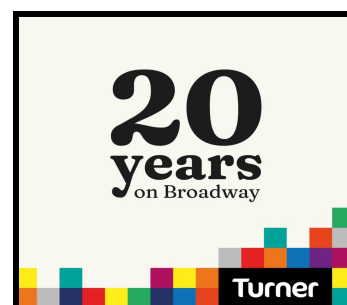




CHARMING AND EXCEPTIONALLY SPACIOUS  
PERIOD FAMILY HOME  
NO ONWARD CHAIN  
WALKING DISTANCE OF CHALKWELL STATION -  
PERFECT FOR COMMUTERS  
THREE RECEPTION ROOMS  
GROUND FLOOR WC AND UTILITY ROOM

POTENTIAL TO IMPROVE AND CREATE YOUR  
PERFECT HOME  
LOCATED ON A PICTURESQUE ROAD  
FOUR DOUBLE BEDROOMS  
AMPLE PARKING PLUS DETACHED GARAGE  
AMAZING AND RARE OPPORTUNITY

**Lindisfarne Avenue, Leigh-On-Sea**  
**Offers In Excess Of £700,000**





WHAT & WHERE - LOCATED ON A QUIET, PICTURESQUE STREET, YET WITHIN EASY WALKING DISTANCE OF CHALKWELL STATION AND LEIGH BROADWAY, THIS EXCEPTIONALLY SPACIOUS AND CHARMING PERIOD FAMILY PROPERTY. REQUIRING UPDATING, BUT OFFERING THE POTENTIAL TO LET YOUR IMAGINATION RUN WILD AND CURATE YOUR OWN BESPOKE HOME. WITH FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS, KITCHEN,WC, UTILITY ROOM, GENEROUSLY SIZED FRONT AND REAR GARDENS, DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES. WE WOULD URGE A VIEWING AT YOUR EARLIEST POSSIBLE CONVENIENCE.

WHY - A COMMUTERS DREAM, BEING LOCATED IN A QUIET RESIDENTIAL STREET, YET WITHIN EASY WALKING DISTANCE OF CHALKWELL STATION. PERFECT FOR THOSE WHO LOVE A PROJECT IN ORDER TO CREATE THEIR OWN BESPOKE FAMILY HOME, WHILST BEING CLOSE TO ALL TRANSPORT LINKS, BUS ROUTES, SHOPS BARS RESTAURANTS AND GREEN OPEN SPACES.

 4  1  3  D

Council Tax Band : F







**ENTRANCE PORCH**  
4'112" x 3'2" (1.22m x 0.97m)

**LOUNGE**  
21'3" x 16'9" (6.48m x 5.11m)

**DINING ROOM**  
17'1" x 12' (5.21m x 3.66m)

**SITTING / FAMILY ROOM**  
16'3" into bay x 11'11"  
(4.95m into bay x 3.63m)

**KITCHEN**  
14'6" x 12'6" reducing to  
8'1" (4.42m x 3.81m  
reducing to 2.46m)

**UTILITY ROOM**  
5'6" x 4'3" (1.68m x 1.30m)

**WC**  
5'4" x 4'2" (1.63m x 1.27m)

**BEDROOM ONE**  
12'9" 10'11" (3.89m 3.33m)

**BEDROOM TWO**  
14'11" into bay x 10'11"  
(4.55m into bay x 3.33m)

**BEDROOM THREE**  
14'11" into bay x 12' (4.55m  
into bay x 3.66m)

**BEDROOM FOUR**  
12'8" x 12'6" (3.86m x 3.81m)

**SHOWER ROOM**  
9'3" x 7'9" (2.82m x 2.36m)

**DRIVEWAY FOR MULTIPLE  
VEHICLES**

**DETACHED SINGLE GARAGE**

**GOOD SIZED FRONT & REAR  
GARDENS**



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**01702 710555**

