



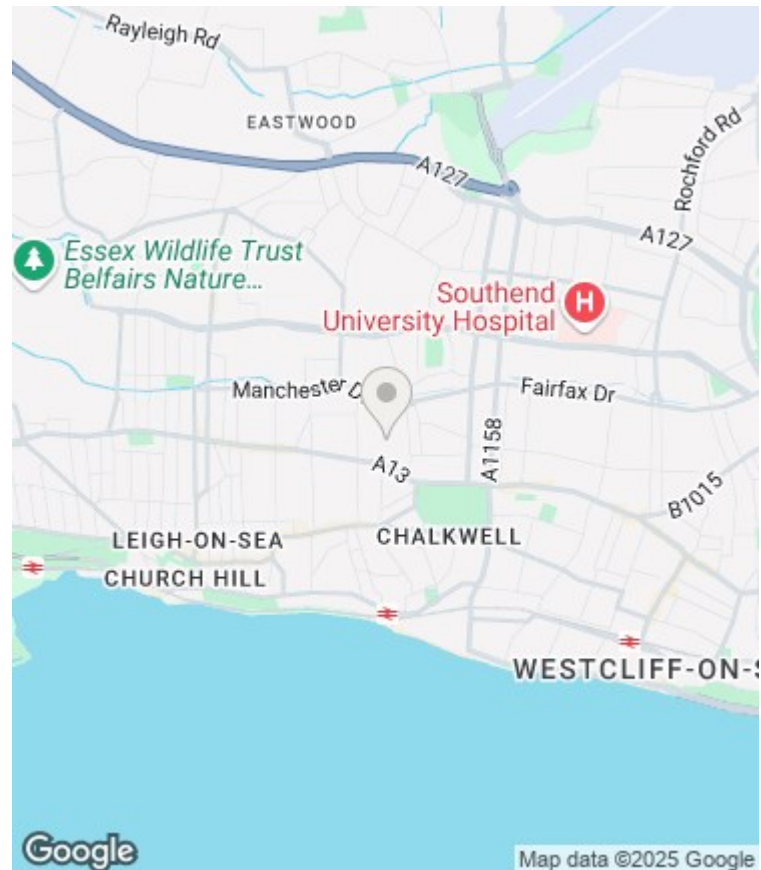
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	83
(81-91) B		
(69-80) C		
(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
		

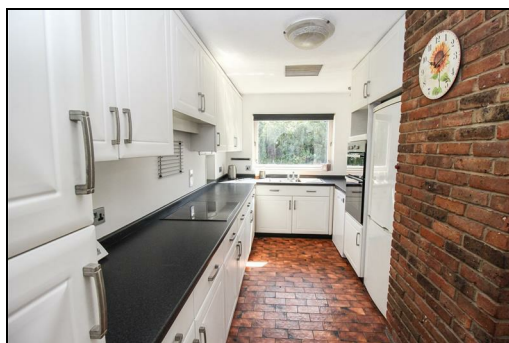
Viewing

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



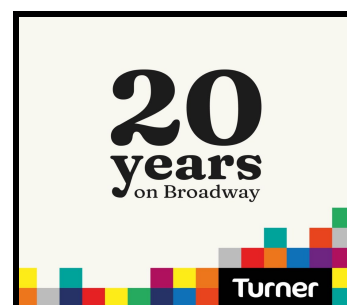
Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
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CHARMING AND EXCEPTIONALLY SPACIOUS
PERIOD FAMILY HOME
NO ONWARD CHAIN
WALKING DISTANCE OF CHALKWELL STATION -
PERFECT FOR COMMUTERS
THREE RECEPTION ROOMS
GROUND FLOOR WC AND UTILITY ROOM

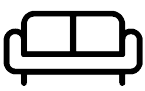
POTENTIAL TO IMPROVE AND CREATE YOUR
PERFECT HOME
LOCATED ON A PICTURESQUE ROAD
FOUR DOUBLE BEDROOMS
AMPLE PARKING PLUS DETACHED GARAGE
AMAZING AND RARE OPPORTUNITY

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

