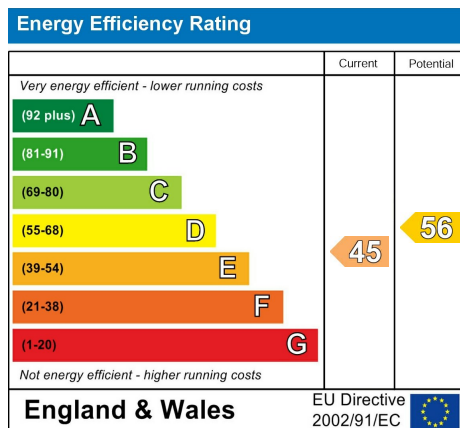




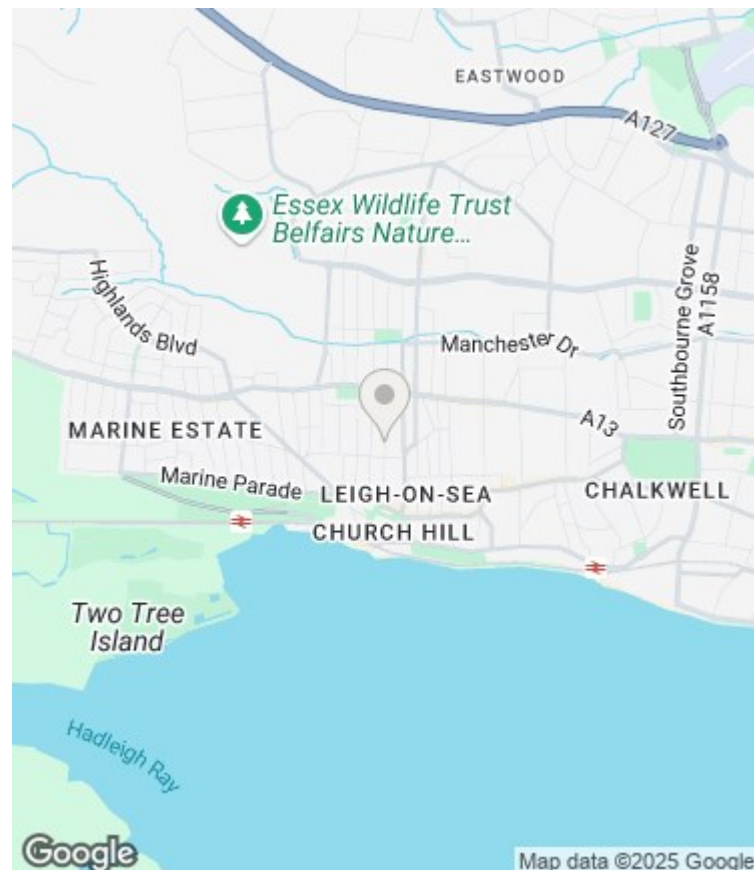
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.



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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WEST LEIGH SCHOOL CATCHMENT

THREE BEDROOM SEMI-DETACHED HOME

TWO RECEPTION ROOMS

CONSERVATORY

WELL PRESENTED THROUGHOUT

A PERFECT BLEND OF PERIOD AND CONTEMPORARY
FEATURES

WALKING DISTANCE TO LEIGH BROADWAY AND
STATION

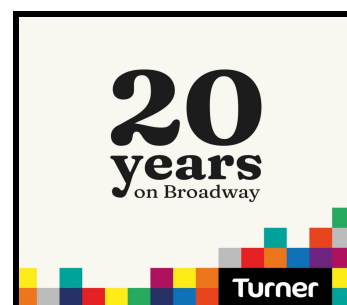
FITTED KITCHEN

WEST BACKING GARDEN

VIEWING AN ABSOLUTE MUST

Lymington Avenue, Leigh-On-Sea

GUIDE PRICE £525,000 - £550,000



WHAT & WHERE - A WELL PRESENTED AND SPACIOUS SEMI - DETACHED FAMILY HOME, OFFERING A PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES. LOCATED WITHIN THE SOUGHT AFTER WEST LEIGH CATCHMENT AND WITHIN EASY WALKING DISTANCE OF LEIGH BROADWAY WITH ITS ARRAY OF FASHIONABLE BARS, RESTAURANTS AND BOUTIQUES. LEIGH STATION IS ALSO WITHIN WALKING DISTANCE.

WHY - PERFECT FOR A PROFESSIONAL COUPLE, NEEDING EASY ACCESS TO LEIGH STATION, A GREAT LOCATION FOR A YOUNG FAMILY BEING WITHIN WEST LEIGH CATCHMENT AND THOSE THAT LIKE TO BE CLOSE TO ALL THE ACTION OF THE BROADWAY. THIS PROPERTY OFFERS SOMETHING FOR EVERYONE.

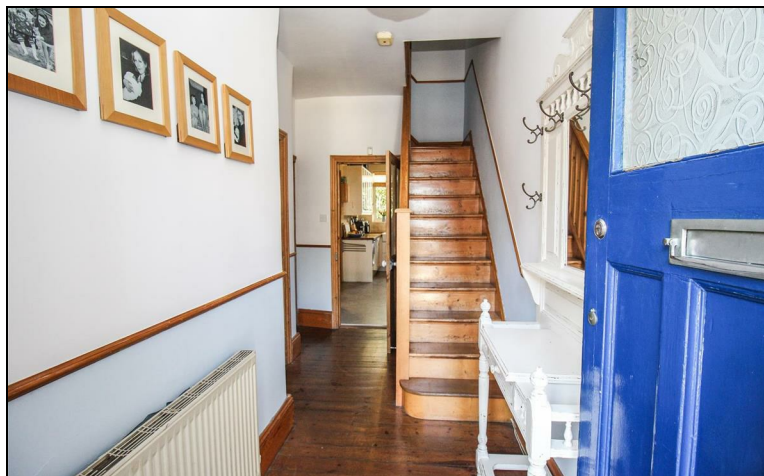
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Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE PORCH

RECEPTION HALL

LOUNGE

16'9" into bay x 11'11"
(5.11m into bay x 3.63m)

DINING ROOM

13'3" x 9'11" (4.04m x
3.02m)

FITTED KITCHEN

15'2" x 6'10" (4.62m x
2.08m)

CONSERVATORY

13'4" x 7'4" widening to
12'3" (4.06m x 2.24m
widening to 3.73m)

BEDROOM ONE

18'1" into bay x 10'7"
(5.51m into bay x 3.23m)

BEDROOM TWO

12'2" x 9'10" (3.71m x
3.00m)

BEDROOM THREE

8'8" x 6' (2.64m x 1.83m)

BATHROOM

WEST BACKING GARDEN
approximately 60'
(approximately 18.29m)



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