



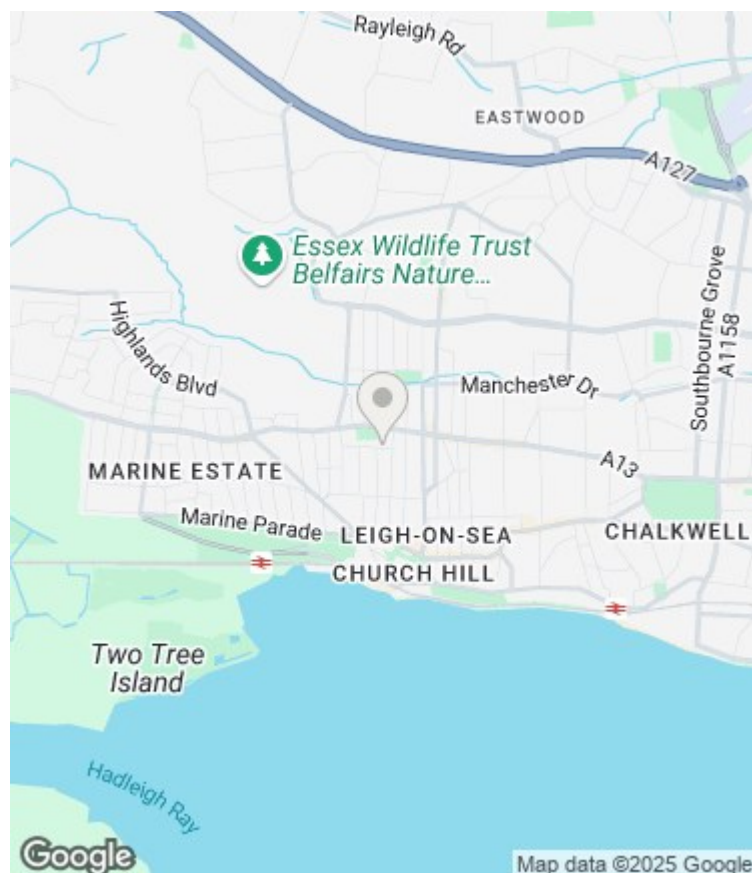
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

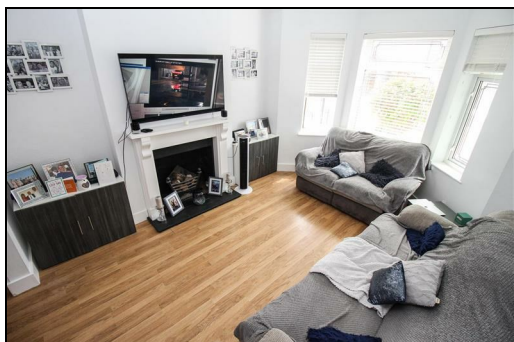
#### Viewing

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



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



EXTENDED SEMI-DETACHED FAMILY HOME

HUGE KITCHEN/BREAKFAST ROOM WITH BI-FOLDS ONTO REAR GARDEN

GROUND FLOOR CLOAKROOM

GREAT SIZED REAR GARDEN

WALKING DISTANCE OF LEIGH TRAIN STATION

WESTLEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS

THREE BEDROOMS

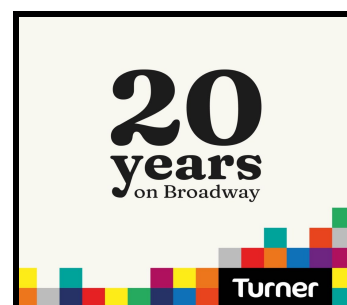
UTILITY ROOM

CLOSE TO THE BROADWAY WITH ITS BARS, SHOPS AND RESTAURANTS

VIEWING AN ABSOLUTE MUST

**Ronald Hill Grove, Leigh-On-Sea**



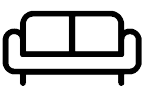

**GUIDE PRICE £500,000 - £525,000**





WHAT & WHERE - LOCATED IN WESTLEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS, THIS EXTENDED SEMI-DETACHED FAMILY HOME WHICH ENJOYS A LARGE KITCHEN / BREAKFAST ROOM TO THE REAR WITH BI-FOLDING DOORS AND FRENCH DOORS LEADING ONTO THE MUCH LARGER THAN AVERAGE REAR GARDEN. LEIGH BROADWAY WITH ITS FASHIONABLE BARS, BOUTIQUES AND RESTAURANTS IS CLOSE BY AND YOUR JUST A SHOPRT WALK TO BELFAIRS WOODS AND GOLF COURSE.

WHY - PERFECT FOR THOSE LOOKING TO START A FAMILY, WITH AN EYE ON THE FUTURE AND SCHOOL CATCHMENTS. EQUALLY THE HOUSE WOULD SUIT A YOUNG PROFESSIONAL COUPLE, WHO COMMUTE IN TO THE CITY AND ENJOY THE NIGHTLIFE AND SHOPPING THE BROADWAY HAS TO OFFER. WE BELIEVE THIS HOUSE APPEALS TO A VARIETY OF BUYERS WITH VARYING CRITERIAS.

 3  1  1  D Council Tax Band :

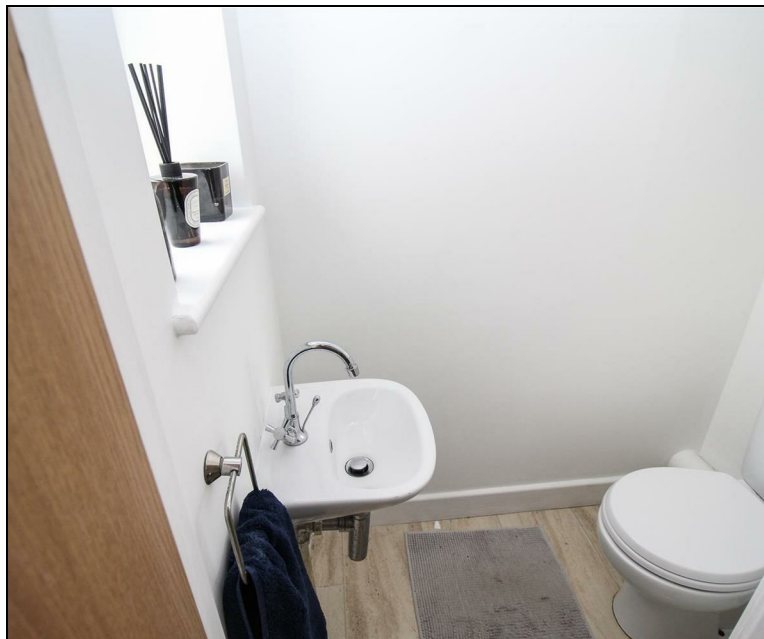


**@turnersleigh**



**Turner Sales & Lettings**





PORCH

HALLWAY

10'1" x 3'18'2"

LOUNGE

15'1" (into bay) x 12'2"

DINING AREA

15'10" x 11'8"

KITCHEN/BREAKFAST  
ROOM

23'4" x 10'3" > 9'5"

UTILITY ROOM

5'8" x 4'11"

WC

4'11" x 2'10"

LANDING

BATHROOM

9'6" max x 5'9" max

BEDROOM ONE

14'5" into bay x 15'10"

BEDROOM TWO

11'8" x 10'2"

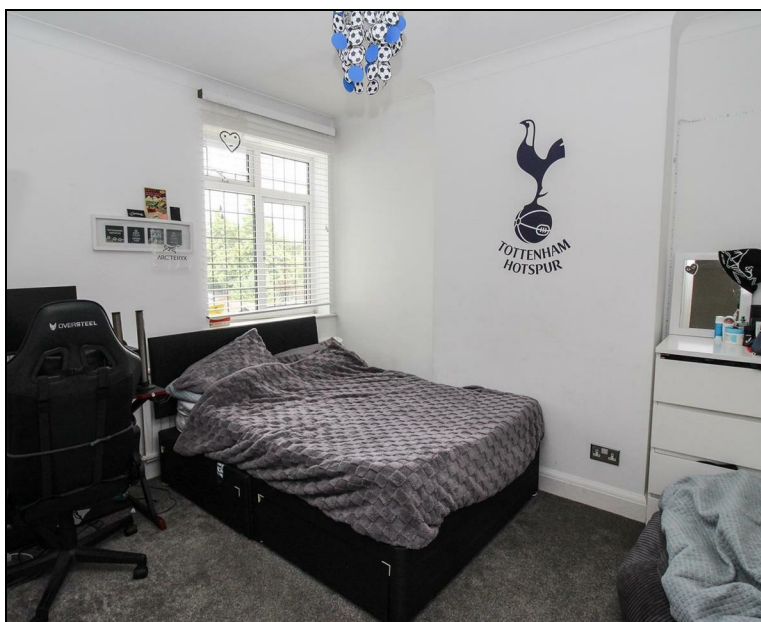
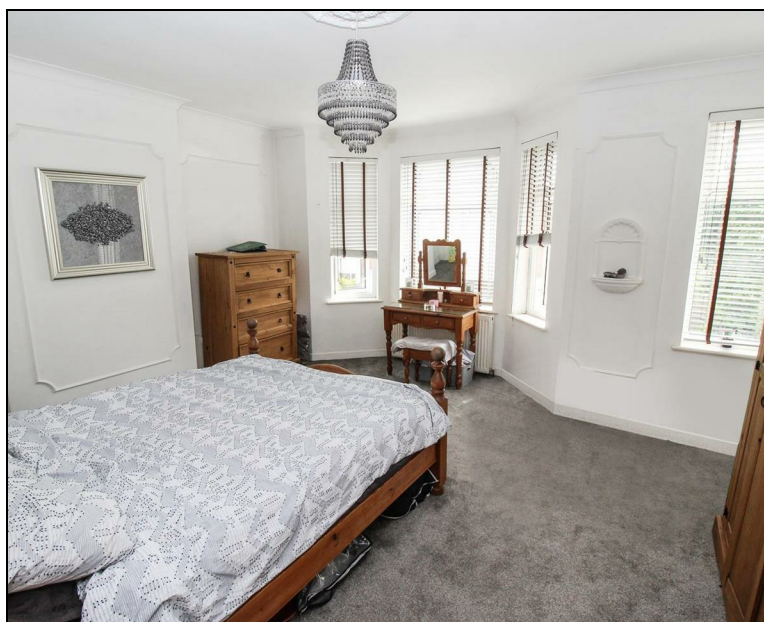
BEDROOM THREE

10'5" > 5'7" x 10'4" >  
4'1"

FRONT GARDEN

REAR GARDEN

approx. 74'



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