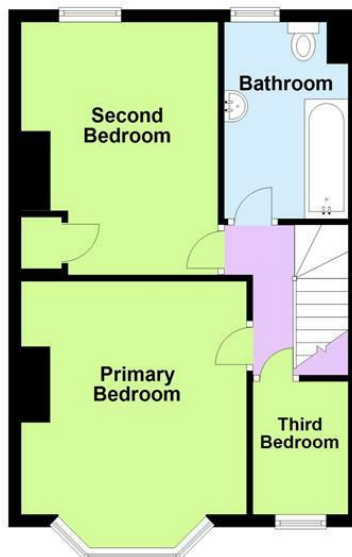


Ground Floor



First Floor



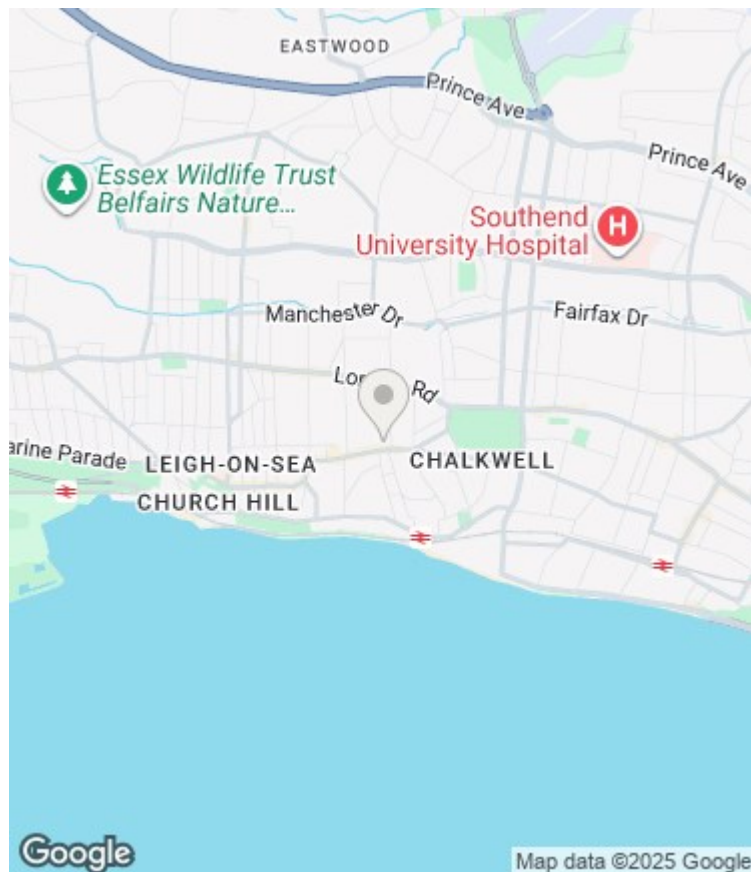
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 firms 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



THREE BEDROOM SEMI-DETACHED HOUSE OFF LEIGH ROAD

TWO RECEPTION ROOMS
GOOD SIZE REAR GARDEN

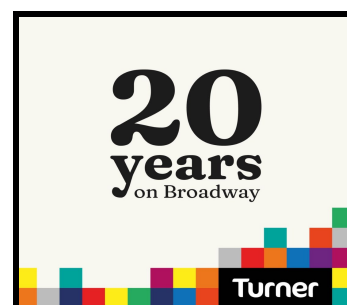
EASY ACCESS TO THE A13
LARGE CONSERVATORY

PERFECT FOR PUTTING YOUR OWN STAMP ON

FITTED KITCHEN GROUND FLOOR CLOAKROOM
EASY WALKING DISTANCE OF CHALKWELL STATION,
PARK AND BEACH
BUS CONNECTIONS PROVIDING MULTIPLE ROUTES
PRICED TO SELL

Woodfield Park Drive, Leigh-On-Sea

Asking Price £425,000



A GREAT OPPORTUNITY TO CREATE YOUR BESPOKE FAMILY HOME, LOCATED JUST OFF LEIGH ROAD AND WITHIN EASY WALKING DISTANCE OF CHALKWELL TRAIN STATION, BEACH AND PARK. A double glazed entrance door leads into the entrance porch, with further double glazed door into the entrance hall with stairs rising to first floor with two cupboards under housing meters and consumer unit, ornate coving to ceiling and laminate flooring. The dining room has double glazed bay window to front, laminate flooring and fireplace, open to the lounge with with two sash windows to rear and fireplace. A galley kitchen with eye and base level units, built in electric oven with gas hob over, extractor hood, sink unit, tiled splash backs and space for washing machine. To the rear of the house is a hallway with doors onto the conservatory, with French doors onto the rear garden and also the ground floor cloakroom. On the first floor are two double bedrooms and a single bedroom. The very spacious bathroom has obscure double glazed window to rear, white suite comprising panelled bath with shower over, wash hand basin and low level W.C. Externally the rear garden is mostly laid to lawn with an area of hardstanding.

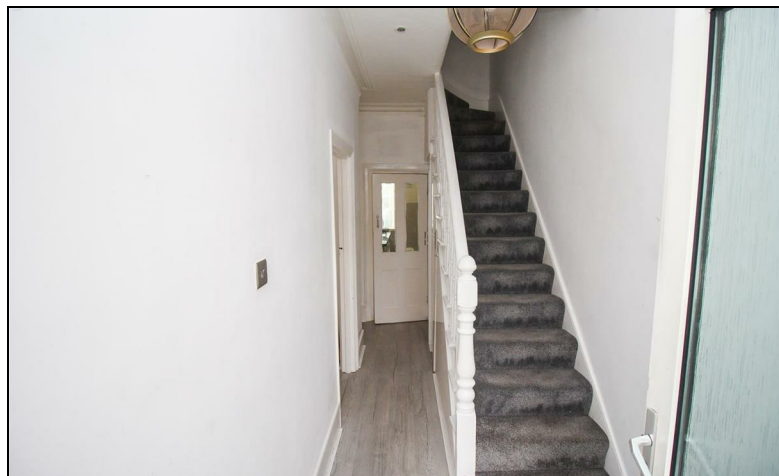
 3

 1

 2

 E

Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



ENTRANCE PORCH
2.79m x 0.79m (9'2" x 5'7")

ENTRANCE HALL
4.65m x 1.55m (15'3" x 5'1")

LOUNGE
4.01m x 3.15m (13'2" x 10'4")

DINING ROOM
4.37m into bay x 3.61m (14'4" into bay x 11'10")

FITTED KITCHEN
3.00m x 1.96m (9'10" x 6'5")

REAR INTERNAL HALLWAY
CONSERVATORY
3.81m x 2.90m (12'6" x 9'6")

GROUND FLOOR CLOAKROOM
1.30m x 0.61m 3.35m (4'3" x 2' 11")

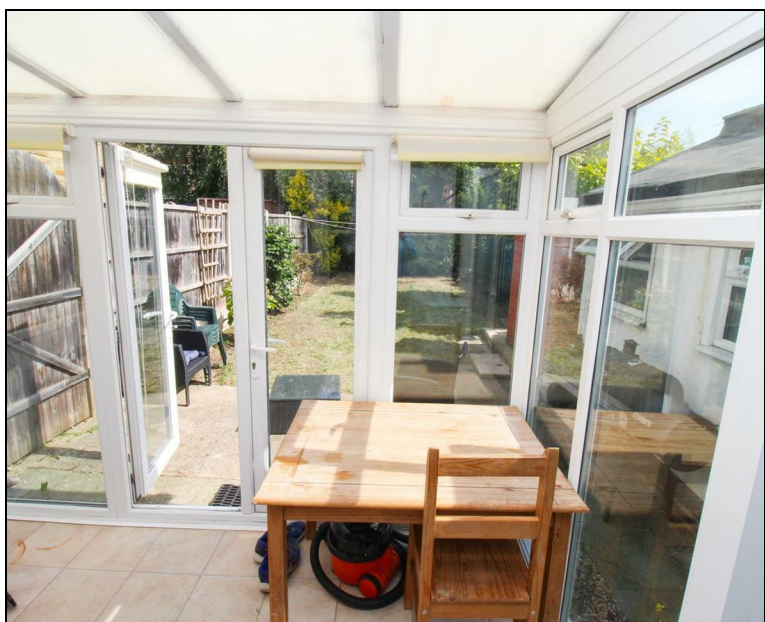
LANDING
2.36m x 1.96m (7'9" x 6'5")

BEDROOM ONE
4.39m into bay x 3.56m (14'5" into bay x 11'8")

BEDROOM TWO
4.01m x 3.12m (13'2" x 10'3")

BEDROOM THREE
2.11m x 1.52m (6'11" x 5')

FRONT AND REAR GARDENS



www.turnerstates.co.uk

01702 710555

