






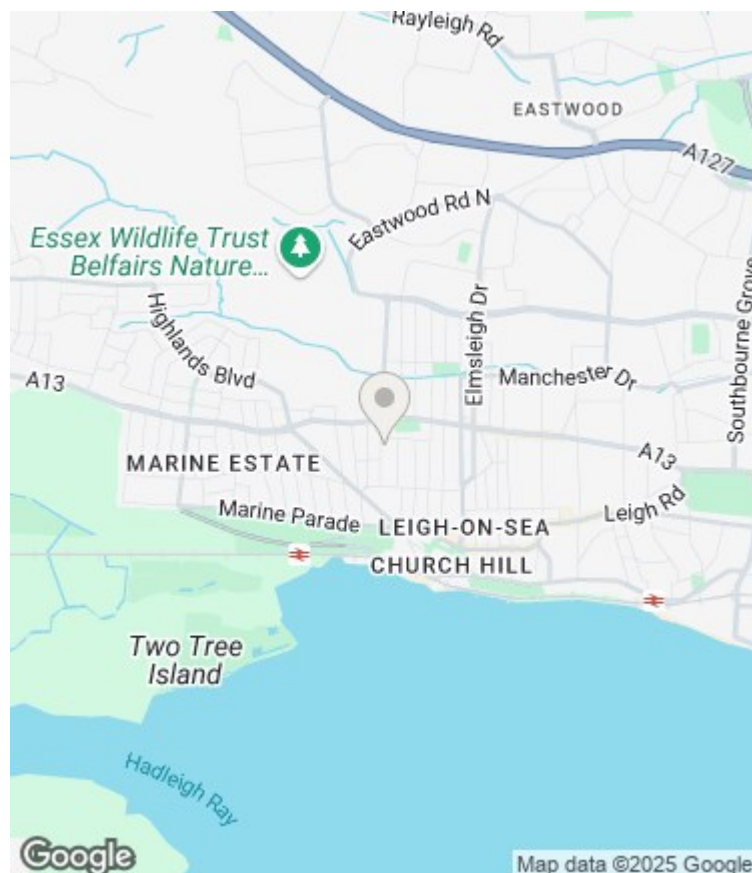
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanItUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	 51	 85
(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 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



Semi Detached

Two Reception Rooms

Off Street Parking

Walking Distance To Leigh Broadway and Mainline Station

Four Bedrooms

Approximately 100ft Rear Garden

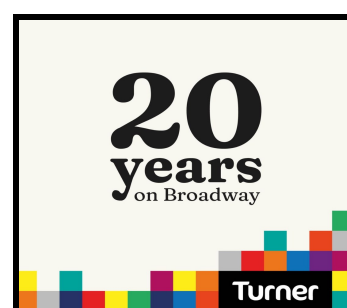
Westleigh School Catchment

No Onward Chain



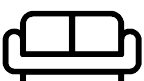

WESTLEIGH AVENUE, Leigh-On-Sea

GUIDE PRICE

£575,000 to £600,000



ARE YOU LOOKING FOR A HOME IN THE WESTLEIGH SCHOOL CATCHMENT AREA?
GUIDE PRICE £575,000 to £600,000
VENDORS HAVE REQUESTED ONLY PROCEEDABLE BUYERS TO VIEW
Turners are excited to present this wonderful double fronted property offering four bedrooms, family bathroom, shower room to top floor, separate lounge, kitchen/breakfast room leading through to the dining area and a beautiful established over 100ft rear garden, plus off street parking. Only a short walk to Leigh Broadway and Mainline Station. Being offered with no onward chain. Call us on 01702 710 555 to arrange a viewing.

 4  1  2  E

Council Tax Band : D





Entrance/Hallway

Lounge/Dining Room
23'9" x 14'11" into bay,
16'6" other bay

Bathroom
9'2" x 6'8"

Family Room
13'11" x 12'0"

Kitchen/Breakfast Room
18'9" x 7'2"

Utility Room
8'7" x 4'10"

Landing

Bedroom 1
12'7" x 16'4".22'11" into
bay

Bedroom 2
10'4" x 14'11" into bay

Bedroom 3
10'2" x 9'1"

Bedroom 4
9'1" reducing to 6'10" x
13'3" at furthest point

Shower Room

7'7" to furthest point x
7'8" to furthest point

Rear Garden

Workshop
26'1" x 8'11"



www.turnerstates.co.uk

01702 710555

