



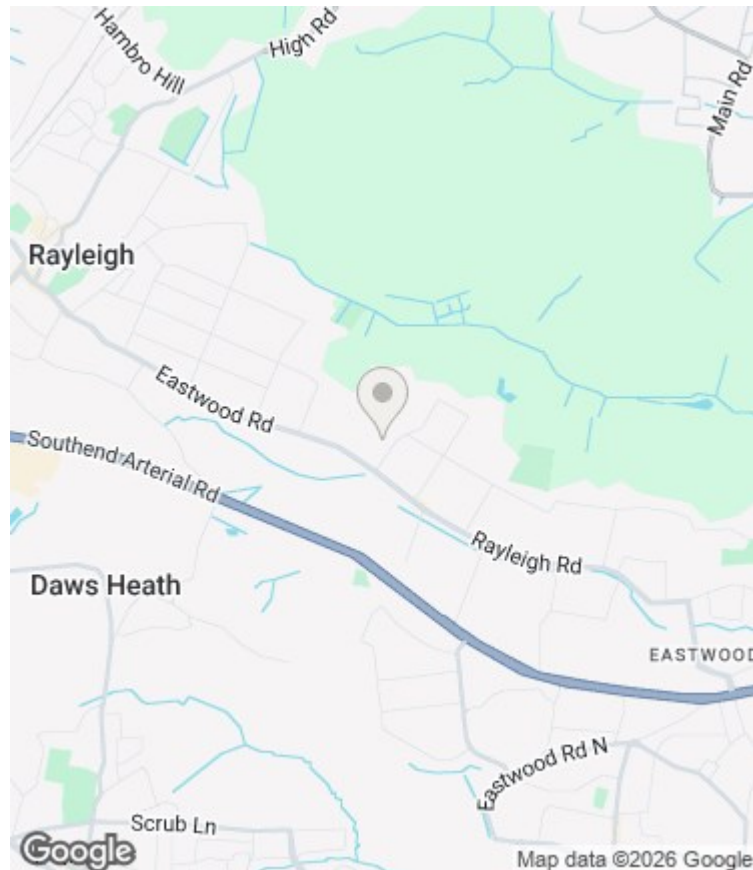
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

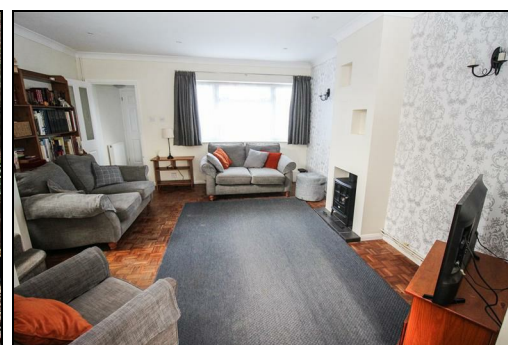
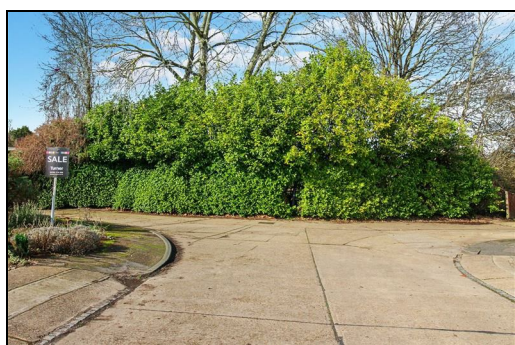
**Viewing**

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**  
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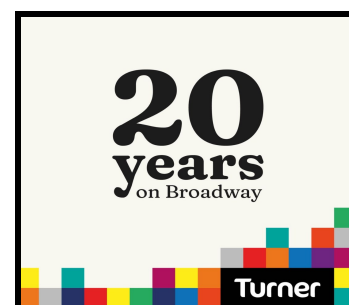


THREE DOUBLE BEDROOMS  
NO ONWARD CHAIN - MOVE STRAIGHT IN  
POPULAR RESIDENTIAL LOCATION  
SOUTH BACKING REAR GARDEN - IN EXCESS  
OF 100'  
GARAGE AND DRIVEWAY

GREAT POTENTIAL TO EXTEND (STPP)  
SPACIOUS SEMI-DETACHED FAMILY HOME  
CUL DE SAC POSITION  
OPEN PLAN DESIGN TO GROUND FLOOR  
GROUND FLOOR CLOAKROOM

**Southwood Gardens, Leigh-On-Sea**

**GUIDE PRICE £425,000 - £450,000**



WHAT & WHERE - TUCKED AWAY IN A CUL DE SAC IN THIS POPULAR RESIDENTIAL AREA AND OFFERING EXCELLENT POTENTIAL TO EXTEND (STPP), THIS EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME. OFFERING A HUGE SOUTH BACKING REAR GARDEN, OPEN PLAN GROUND FLOOR LAYOUT, GROUND FLOOR CLOAKROOM AND AVAILABLE WITH NO ONWARD CHAIN, WE STRONGLY ADVISE YOU VIEW THIS HOUSE AS SOON AS POSSIBLE.

WHY - IDEAL FOR GROWING FAMILIES, COMMUTERS, YOUNG PROFESSIONALS OR THOSE LOOKING TO DOWNSIZE, BUT STILL BE CLOSE TO GREAT TRANSPORT LINKS.

 3  1  2  C Council Tax Band : D



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Turner Sales & Lettings



**ENTRANCE PORCH**

1.45m x 1.32m (4'9" x 4'4")

**GROUND FLOOR**

**CLOAKROOM**

1.32m x 1.07m (4'4" x 3'6")

**LOUNGE**

4.55m x 4.32m (14'11" x 14'2")

**DINING AREA**

3.02m x 2.67m (9'11" x 8'9")

**FITTED KITCHEN**

4.06m max x 2.74m (13'4" max x 9')

**LANDING**

2.87m x 1.09m (9'5" x 3'7")

**BEDROOM ONE**

3.73m x 3.02m (12'3" x 9'11")

**BEDROOM TWO**

3.63m x 2.54m (11'11" x 8'4")

**BEDROOM THREE**

2.87m x 2.54m (9'5" x 8'4")

**BATHROOM**

3.07m x 1.73m (10'1" x 5'8")

**GARAGE WITH ELECTRIC ROLLER DOOR**

5.61m x 2.36m (18'5" x 7'9")

**SOUTH BACKING REAR GARDEN**

in excess of 30.48m (in excess of 100')

