

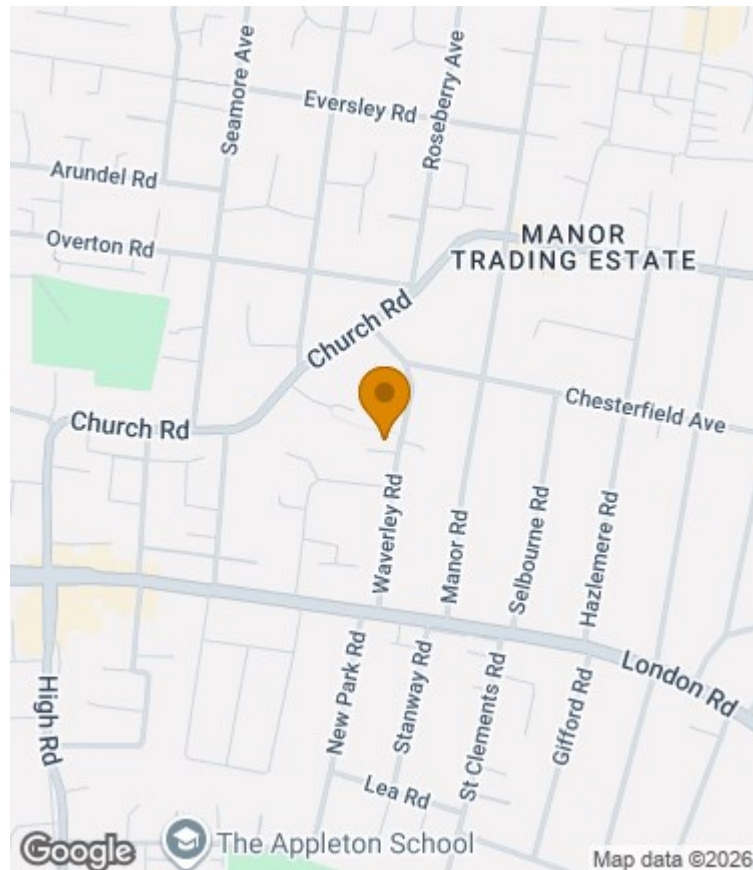


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representations



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SEMI-DETACHED HOUSE LOCATED ON A QUIET WALKWAY
CATCHMENT FOR THE SOUGHT AFTER ROBERT DRAKE
SCHOOL
CLOSE TO A13 & A127 PROVIDING DIRECT ACCESS TO
LONDON AND THE M25
TWO RECEPTION ROOMS
DETACHED GARAGE AND OFF STREET PARKING

THREE GOOD SIZED BEDROOMS
WITHIN EASY REACH OF LOCAL SHOPPING FACILITIES
GROUND FLOOR CLOAKROOM
FITTED KITCHEN
LARGE FRONT GARDEN

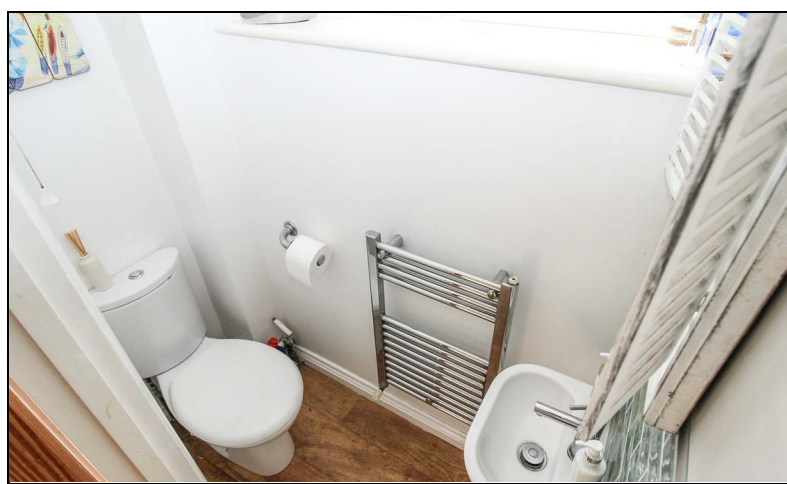
Maytree Walk, Benfleet
GUIDE PRICE £350,000 - £375,000



WHAT & WHERE - LOCATED IN A QUIET WALKWAY, THIS THREE BEDROOM SEMI-DETACHED HOUSE OFFERS EASY ACCESS TO LOCAL SHOPS AND AMENITIES AND IS IDEALLY PLACED FOR EASY ACCESS TO THE A13 & A127 PROVIDING DIRECT ACCESS TO LONDON AND THE M25. IT IS ALSO WITHIN CATCHMENT FOR ROBERT DRAKE PRIMARY SCHOOL. WITH THREE GOOD SIZED BEDROOMS, TWO RECEPTION ROOMS, FITTED KITCHEN, LARGE FRONT GARDEN AND DETACHED GARAGE, WE STRONGLY RECOMMEND AN IMMEDIATE INTERNAL INSPECTION.

WHY - A PERFECT FIRST TIME PURCHASE OR FOR A YOUNG FAMILY LOOKING FOR A CONVENIENT LOCATION WITHIN A SOUGHT AFTER SCHOOL CATCHMENT AREA.

 3  1  2  C Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL

17'4" x 5'10" reducing to 3' (5.28m x 1.78m reducing to 0.91m)

GROUND FLOOR CLOAKROOM

5' x 2'4" (1.52m x 0.71m)

LOUNGE

16'8" x 11' (5.08m x 3.35m)

DINING ROOM

11'3" x 7'4" (3.43m x 2.24m)

FITTED KITCHEN

11'3" x 9'9" (3.43m x 2.97m)

LANDING

11'2" x 6'1" (3.40m x 1.85m)

BEDROOM ONE

14'4" x 10'11" (4.37m x 3.33m)

BEDROOM TWO

11'1" x 8'1" (3.38m x 2.46m)

BEDROOM THREE

9' x 8'4" (2.74m x 2.54m)

BATHROOM

8'1" x 6'1" (2.46m x 1.85m)

LARGE FRONT GARDEN

REAR GARDEN

DETACHED GARAGE

OFF STREET PARKING

