



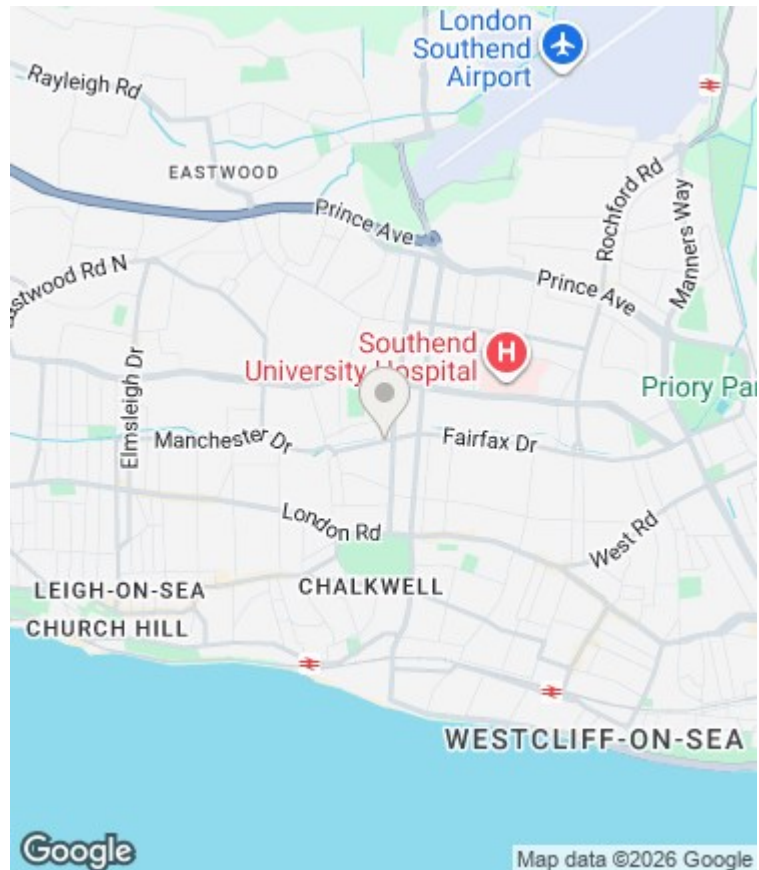
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	84
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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POPULAR RESIDENTIAL LOCATION

THREE BEDROOMS

CLOSE TO CHALKWELL PARK AND TRANSPORT LINKS

LOUNGE WITH FIREPLACE AND BAY WINDOW

GREAT SIZED REAR GARDEN

STYLISH FAMILY HOME BEING WELL PRESENTED
THROUGHOUT

OFF STREET PARKING FOR TWO VEHICLES

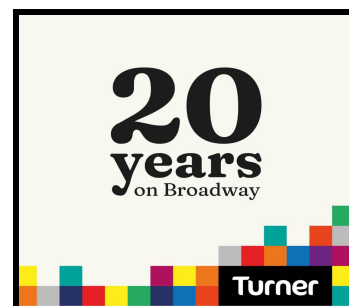
FITTED KITCHEN / DINER WITH APPLIANCES

WITHIN CATCHMENT FOR HIGHLY REGARDED
SCHOOLS

PERFECT FAMILY HOME

Cavendish Gardens, Westcliff On Sea

GUIDE PRICE £400,000 - £425,000



WHAT & WHERE - THIS WELL PRESENTED AND STYLISHLY DECORATED THREE BEDROOM FAMILY HOME IN SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO CHALKWELL PARK, LOCAL AMENITIES, TRANSPORT LINKS AND WITHIN CATCHMENT OF HIGHLY REGARDED SCHOOLS. WITH OFF STREET PARKING, A GREAT SIZE REAR GARDEN AND CONTEMPORARY FITTED KITCHEN / DINER WITH APPLIANCES, WE STRONGLY RECOMMEND AN EARLY VIEWING OF THIS FANTASTIC FAMILY HOME.

WHY - PERFECT FOR FAMILIES AND YOUNG PROFESSIONALS ALIKE. WOULD MAKE AN IDEAL FIRST PURCHASE OR FOR A YOUNG FAMILY LOOKING TO TAKE THE NEXT STEP ON THE PROPERTY LADDER.

 3  1  1  D

Council Tax Band : C



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Turner Sales & Lettings



ENTRANCE HALL
4.27m x 1.52m (14' x 5')

LOUNGE
4.93m into bay x 3.43m
(16'2" into bay x 11'3")

FITTED KITCHEN / DINER
5.08m x 3.89m (16'8" x
12'9")

LANDING

BEDROOM ONE
4.98m into bay x 3.18m
(16'4" into bay x 10'5")

BEDROOM TWO
3.91m x 2.67m (12'10" x
8'9")

BEDROOM THREE
2.46m x 1.80m (8'1" x
5'11")

BATHROOM
2.84m x 1.93m (9'4" x
6'4")

DRIVEWAY FOR OFF ROAD
PARKING

REAR GARDEN
approximately 15.24m
(approximately 50')



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