

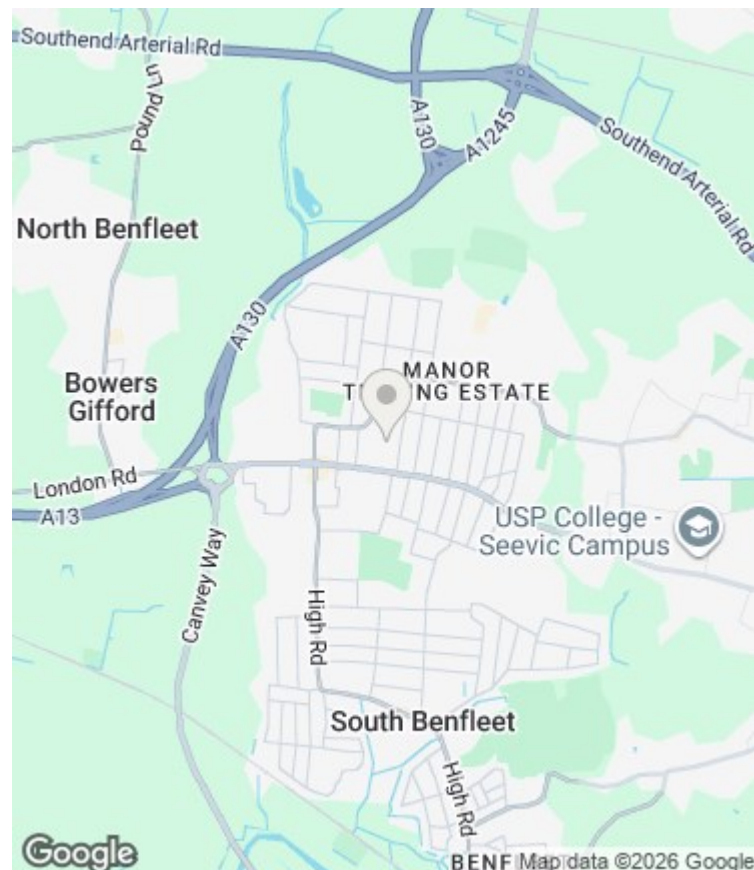
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

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>		
(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

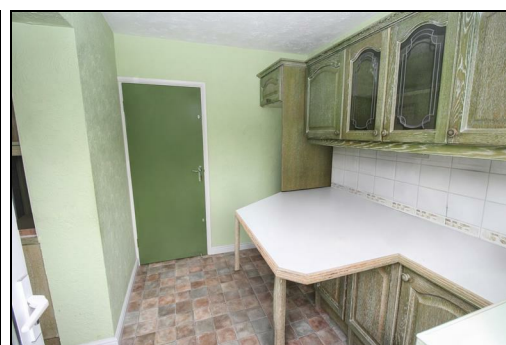
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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**  
**01702710555**  
**info@turnerestates.co.uk**



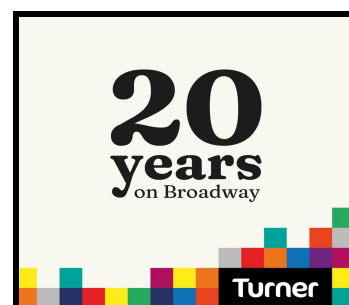


PERFECT PROJECT PROPERTY  
FOUR GOOD SIZED BEDROOMS  
WALKING DISTANCE TO SHOPS,  
SUPERMARKETS AND RESTAURANTS  
CLOSE TO BUS ROUTES AND A13  
INTEGRAL GARAGE

NO ONWARD CHAIN  
DOUBLE STOREY EXTENSION  
WITHIN GOOD SCHOOL CATCHMENT AREAS  
DRIVEWAY PROVIDING AMPLE PARKING  
GREAT SIZED LOUNGE / DINER

**Linden Road, Benfleet**


**£400,000**



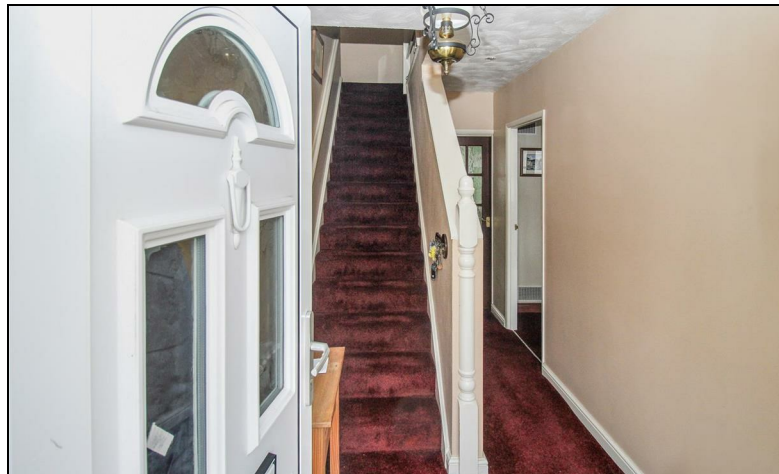


WHAT & WHERE - BENEFITTING FROM A DOUBLE STOREY SIDE EXTENSION AND OFFERED WITH NO ONWARD CHAIN, THIS SPACIOUS FAMILY HOME LOCATED WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS, BARS, RESTAURANTS, BUS ROUTES AND WITHIN EASY ACCESS TO THE A13. SITUATED WITHIN CATCHMENT FOR EXCELLENT SCHOOLS. ALTHOUGH REQUIRING UPDATING, THE PROPERTY PROVIDES A BLANK CANVAS FOR AN INCOMING PURCHASE TO CREATE THEIR OWN BESPOKE FAMILY HOME.

WHY - PERFECT FOR A YOUNG FAMILY OR ANYONE LOOKING TO TAKE ON A PROJECT TO CREATE THEIR OWN BESPOKE FAMILY HOME.

411

Council Tax Band : D



@turnersleigh



Turner Sales & Lettings





ENTRANCE HALL  
12'7" x 6' reducing to 2'6"

LOUNGE / DINER  
24'10" x 10'11"

KITCHEN / BREAKFAST  
ROOM  
15'8" x 10'10" reducing to  
8'7"

LANDING  
8' x 6'4"

BEDROOM ONE  
14'4" x 12'11" reducing to  
10'6"

BEDROOM TWO  
13'6" x 10'5"

BEDROOM THREE  
10'11" x 10'5"

BEDROOM FOUR  
11'11" x 6'10"

RE-FITTED SHOWER  
ROOM  
6'5" x 3'6"

SOUTH BACKING REAR  
GARDEN

INTEGRAL GARAGE  
16'11" x 6'11"

LARGE BLOCK PAVED  
DRIVEWAY

AGENTS NOTE



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

