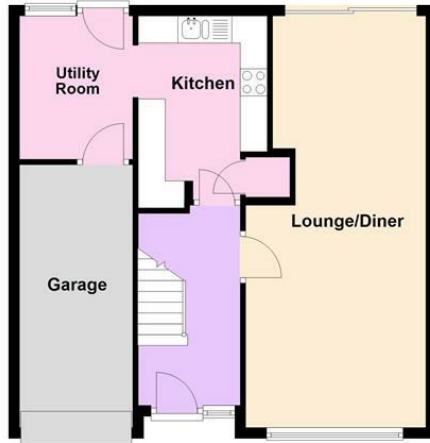


Ground Floor



First Floor



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

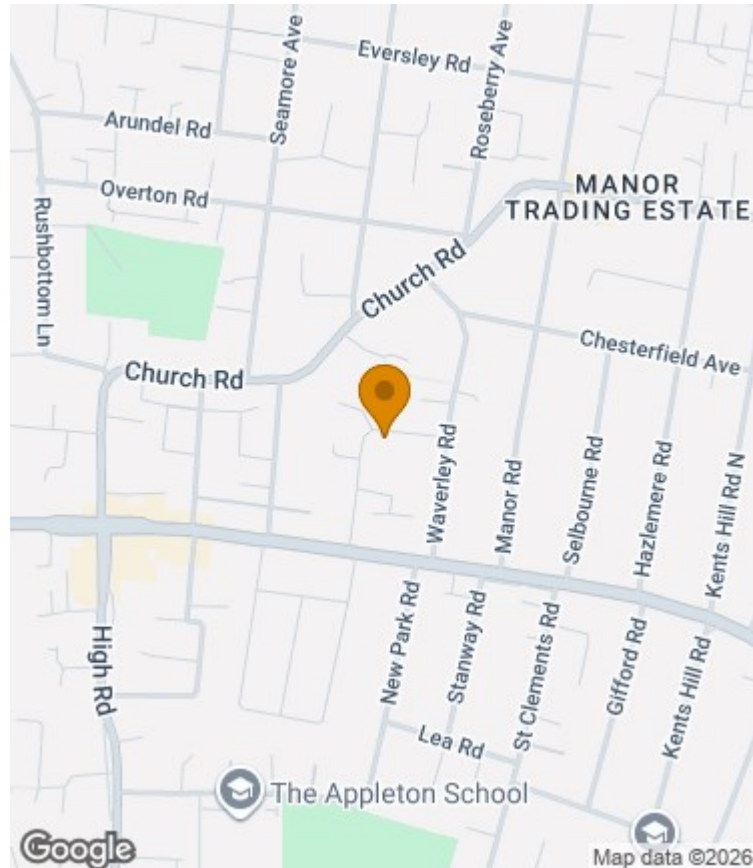
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(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



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
Offers In Excess Of
£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.

 4  1  1  E Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL
 12'7" x 6' reducing to 2'6"
 (3.84m x 1.83m reducing to
 0.76m)

LOUNGE /DINER
 24'10" x 10'11" (7.57m x
 3.33m)

**KITCHEN / BREAKFAST
 ROOM**
 15'8" x 10'10" reducing to
 8'7" (4.78m x 3.30m
 reducing to 2.62m)

LANDING
 8' x 6'4" (2.44m x 1.93m)

BEDROOM ONE
 14'4" x 12'11" reducing to
 10'6" (4.37m x 3.94m
 reducing to 3.20m)

BEDROOM TWO
 13'6" x 10'5" (4.11m x
 3.18m)

BEDROOM THREE
 10'11" x 10'5" (3.33m x
 3.18m)

BEDROOM FOUR
 11'11" x 6'10" (3.63m x
 2.08m)

RE-FITTED SHOWER ROOM
 6'5" x 3'6" (1.96m x 1.07m)

**SOUTH BACKING REAR
 GARDEN**

INTEGRAL GARAGE
 16'11" x 6'11" (5.16m x
 2.11m)

**LARGE BLOCK PAVED
 DRIVEWAY**

AGENTS NOTE
 SOME PHOTOGRAPHS AHVE
 BEEN DIGITALLY ALTERED
 FOR DE-CLUTTERING
 PURPOSES

