



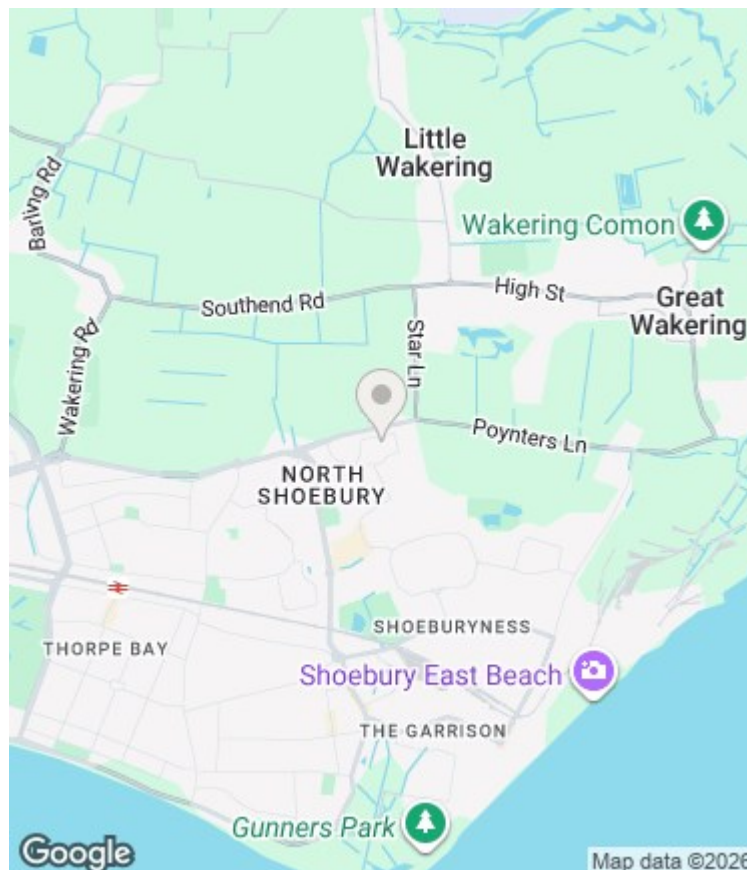
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

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



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PERFECT LOCATION FOR YOUNG FAMILIES

THREE BEDROOMS

VERY SPACIOUS LOUNGE

19 MINUTE WALK FROM SHOEBOURNESS PARK

FITTED KITCHEN / DINER AND CONSERVATORY

PLEASANT CUL DE SAC POSITION IN SOUGHT AFTER LOCATION

DRIVEWAY FOR 2/3 VEHICLES LEADING TO ATTACHED GARAGE

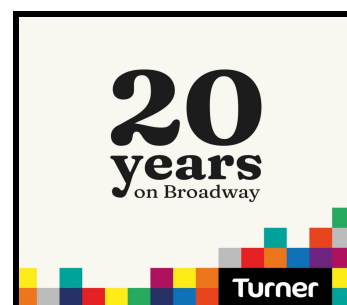
2 MINUTE DRIVE FROM CUPIDS COUNTRY CLUB

5 MINUTE DRIVE FROM EAST SHOEBURY BEACH

NO ONWARD CHAIN

**Woodley Walk, Shoeburyness**

**GUIDE PRICE £350,000 - £375,000**





WHAT & WHERE - THIS ATTRACTIVE AND SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE IS SITUATED IN A PLEASANT CUL DE SAC ON THIS SOUGHT DEVELOPMENT, OFFERING EASY ACCESS TO AN ARRAY OF AMENITIES NEARBY. THESE INCLUDE SHOE BURY EAST BEACH, CUPIDS COUNTRY CLUB, SHOE BURYNESS STATION AND PARK. BENEFITTING FROM A CONSERVATORY, WELL FITTED KITCHEN/DINER AND LONG DRIVEWAY LEADING TO THE ATTACHED GARAGE. WITH NO ONWARD CHAIN, WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - ABSOLUTELY PERFECT FOR A YOUNG FAMILY, A DOWNSIZER OR THOSE LOOKING TO GET ON THE FIRST RUNG OF THE PROPERTY LADDER.

 3

 1

 2



Council Tax Band : D



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Turner Sales & Lettings





ENTRANCE HALL  
1.24m x 1.22m (4'1" x 4')

LOUNGE WITH BAY  
WINDOW  
4.95m into bay x 3.43m  
(16'3" into bay x 11'3")

FITTED KITCHEN / DINER  
4.42m x 2.92m (14'6" x  
9'7")

CONSERVATORY  
3.84m x 2.74m (12'7" x  
9')

LANDING  
2.74m x 1.96m (9' x 6'5")

BEDROOM ONE  
3.94m x 2.39m (12'11" x  
7'10")

BEDROOM TWO  
3.35m x 2.36m (11'22 x  
7'9")

BEDROOM THREE  
2.64m x 1.98m (8'8" x  
6'6")

REFITTED SHOWER ROOM  
1.93m x 1.83m (6'4" x 6')

FRONT & REAR GARDENS  
LONG DRIVEWAY TO  
GARAGE



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**01702 710555**

