



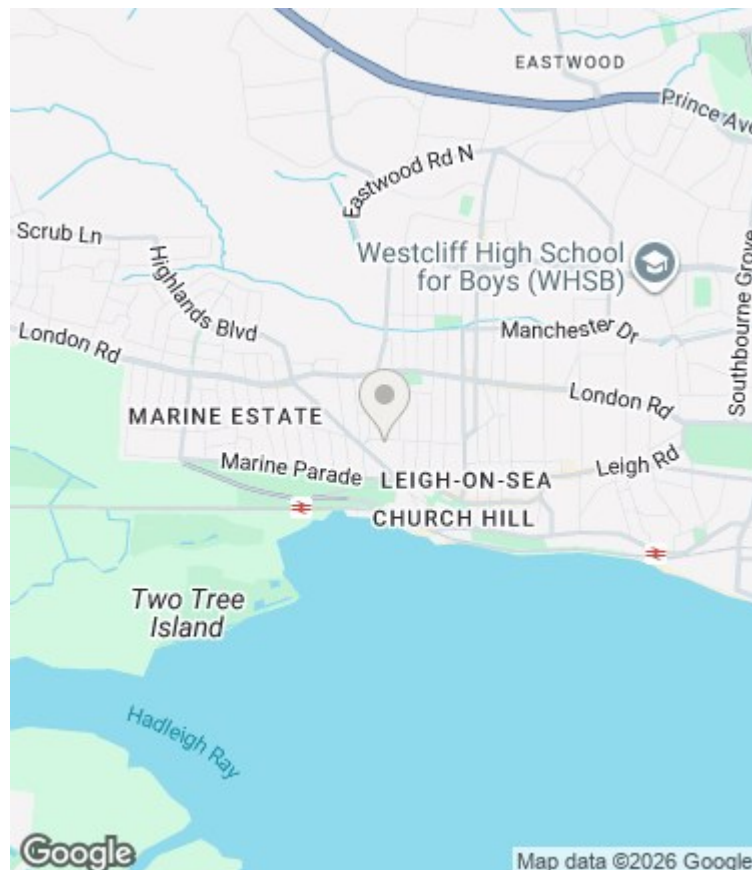
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

| 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>                            | 71                         | 81        |
| (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<br>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**  
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**SUPER STYLISH AND CHARMING FAMILY HOME**

**THREE BEDROOMS**

**WEST LEIGH SCHOOL CATCHMENT AREA**

**ORANGERY OPENING ONTO THE REAR GARDEN**

**GOOD SIZE LOUNGE WITH FEATURE FIREPLACE**

**PERFECT BLEND OF ORIGINAL AND COMTEMPORARY FEATURES**

**WALKING DISTANCE OF THE BROADWAY AND LEIGH TRAIN STATION**

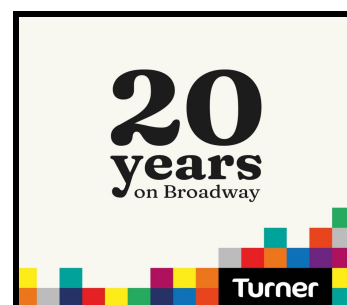
**CHIC OPEN PLAN KITCHEN / DINER WITH WOOD BURNER**

**SOUTH FACING REAR GARDEN - APPROXIMATELY 60'**

**GROUND FLOOR CLOAKROOM**

**Glendale Gardens, Leigh-On-Sea**

**GUIDE PRICE £500,000 - £525,000**



WHAT & WHERE - LOCATED IN THE HEART OF LEIGH, THIS SUPER STYLISH FAMILY HOME SHOWCASES THE PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES WHILST OFFERING EASY ACCESS TO LEIGH BROADWAY AND TRAIN STATION, THE PROPERTY ALSO FALLS WITH THE WEST LEIGH SCHOOL CATCHMENT. WITH THREE BEDROOMS, CHIC OPEN PLAN KITCHEN / DINER WITH WOOD BURNER, LEADING ONTO THE ORANGERY WHICH HAS FRENCH DOORS ONTO THE GREAT SIZED SOUTH FACING GARDEN. THIS SUPER FAMILY HOME REALLY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED

WHY - A PERFECT UPSIZE FOR THOSE LOOKING TO TAKE THE NEXT STEP ON THE PROPERTY LADDER, THOSE LOOKING TO COMMUTE OR A YOUNG FAMILY WISHING TO BE CLOSE TO ALL AMENITIES AND GOOD SCHOOL CATCHMENTS.

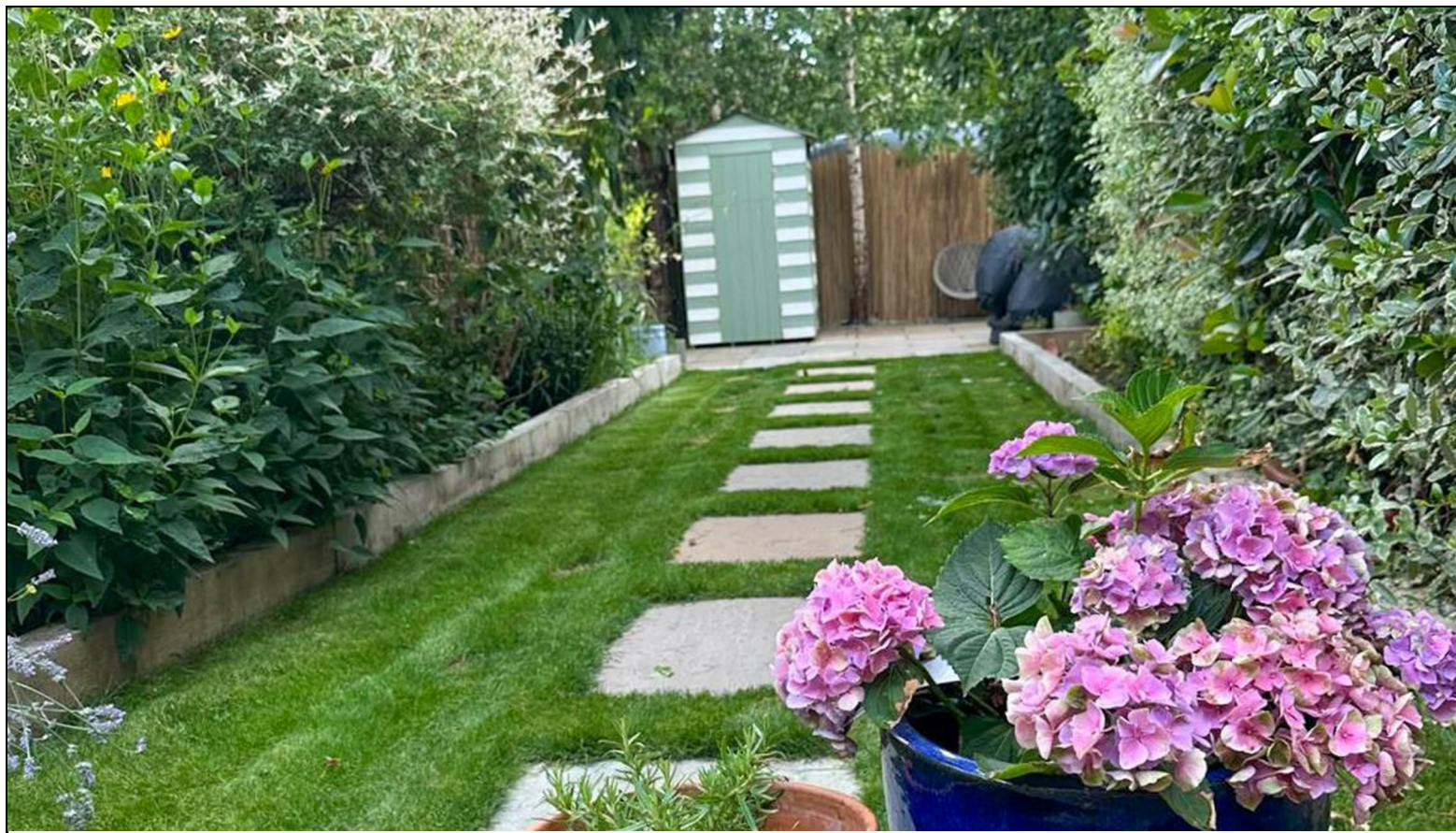
 3

 1

 2

 C

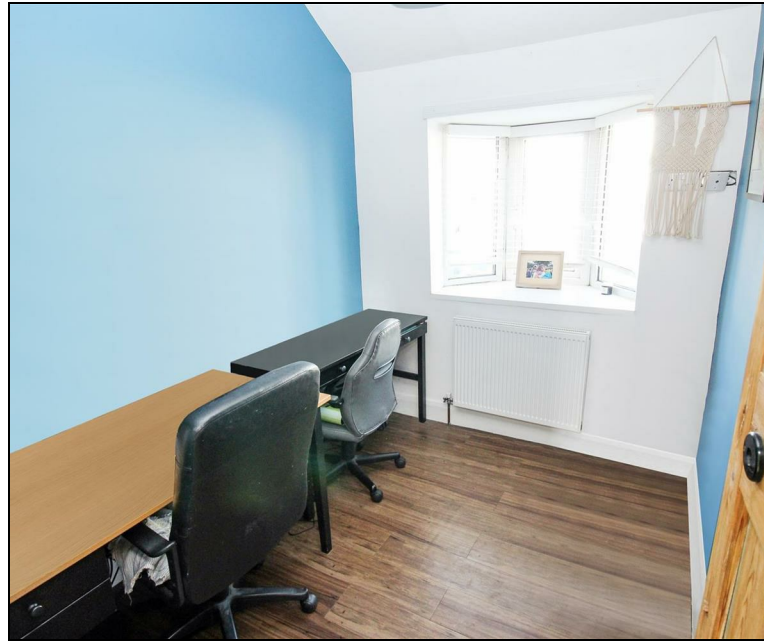
Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



**ENTRANCE HALL**  
3.84m x 1.70m (12'7" x 5'7")

**LOUNGE**  
4.90m into bay x 3.73m (16'1" into bay x 12'3")

**OPEN PLAN KITCHEN / DINER**  
5.56m x 3.71m (18'3" x 12'2")

**ORANGERY**  
4.90m x 2.01m (16'1" x 6'7")

**GROUND FLOOR CLOAKROOM**  
1.22m x 0.74m (4' x 2'5")

**LANDING**  
3.15m x 2.29m (10'4" x 7'6")

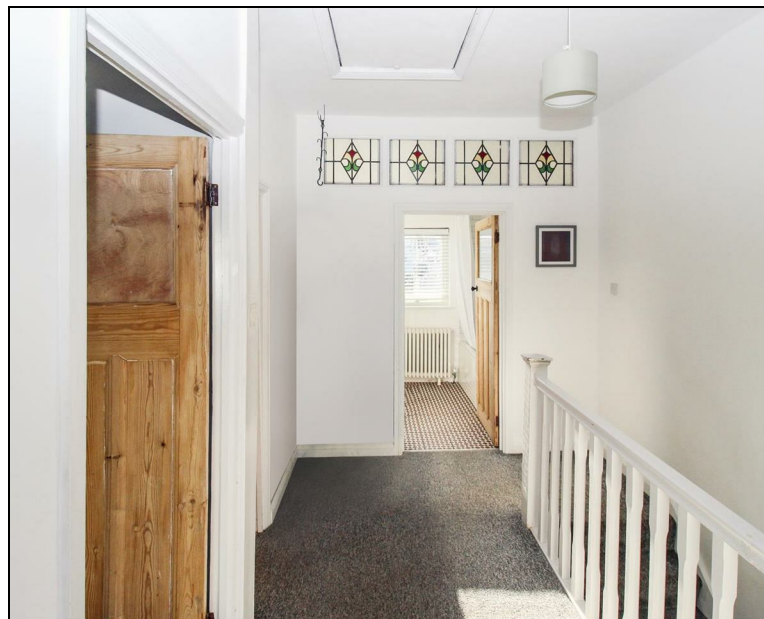
**BEDROOM ONE**  
4.98m into bay x 3.05m 3.35m max (16'4" into bay x 10' 11" max)

**BEDROOM TWO**  
3.66m x 3.23m (12'22 x 10'7")

**BEDROOM THREE**  
2.72m x 2.11m (8'11" x 6'11")

**BATHROOM**  
2.29m x 1.91m (7'6" x 6'3")

**SOUTH FACING REAR GARDEN**  
approximately 18.29m (approximately 60')



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

**01702 710555**

