



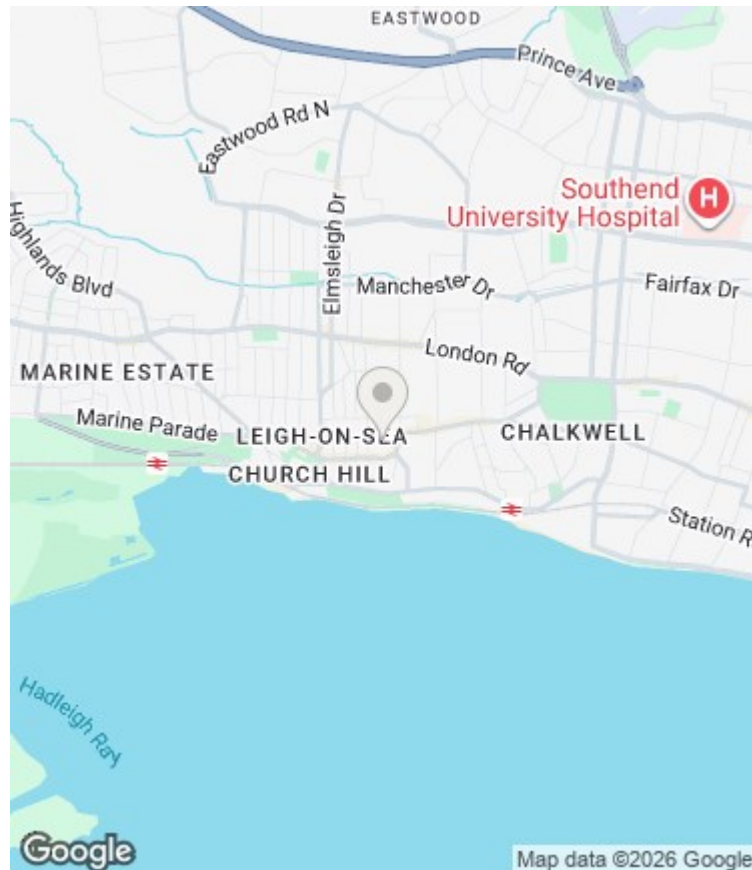
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

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		
	65	81
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

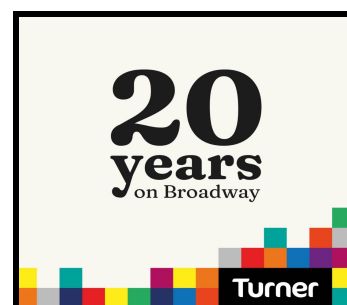


HANDSOME END TERRACE PERIOD HOME
WALKING DISTANCE OF LEIGH AND
CHALKWELL TRAIN STATIONS
THREE BEDROOMS
CONSERVATORY
POTENTIAL TO RE-MODEL OR EXTEND (STPP)

LOCATED MOMENTS FROM THE BROADWAY
FITTED KITCHEN
TWO RECEPTION ROOMS
GROUND FLOOR CLOAKROOM
VIEWING HIGHLY RECOMMENDED

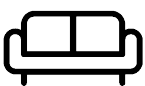
Oakleigh Park Drive, Leigh-On-Sea

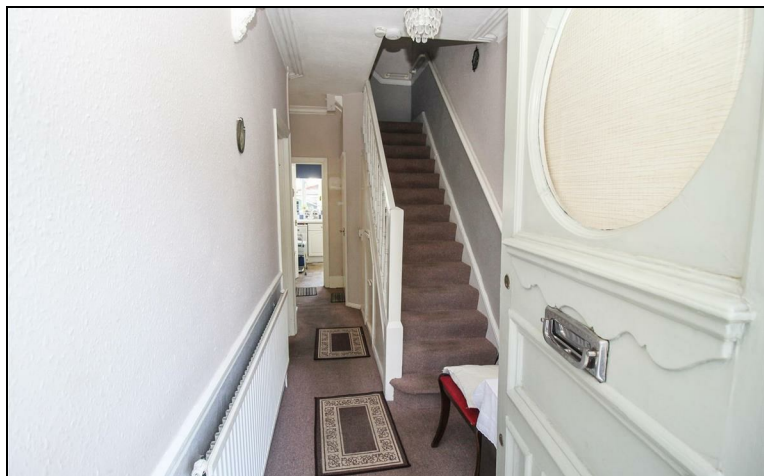
Guide Price £450,000 to £475,000



WHAT & WHERE - LOCATED MOMENTS FROM THE BROADWAY, WITH ITS ARRAY OF BARS, RESTAURANTS AND BOUTIQUES, THIS HANDSOME PERIOD HOME, OFFERING GREAT POTENTIAL TO RE-MODEL OR EXTEND (STPP). WITHIN EASY WALKING DISTANCE OF BOTH LEIGH AND CHALKWELL STATIONS, THIS FAMILY HOME ALSO BENEFITS FROM TWO RECEPTION ROOMS, CONSERVATORY AND EAST BACKING REAR GARDEN. WE RECOMMEND AN EARLY INTERNAL INSPECTION.

WHY - PERFECT FOR A YOUNG FAMILY LOOKING FOR A HOME TO PUT THEIR OWN STAMP ON, YOUNG PROFESSIONALS OR THOSE NEEDING TO COMMUTE INTO LONDON, BUT LOOKING FOR COASTAL LIVING

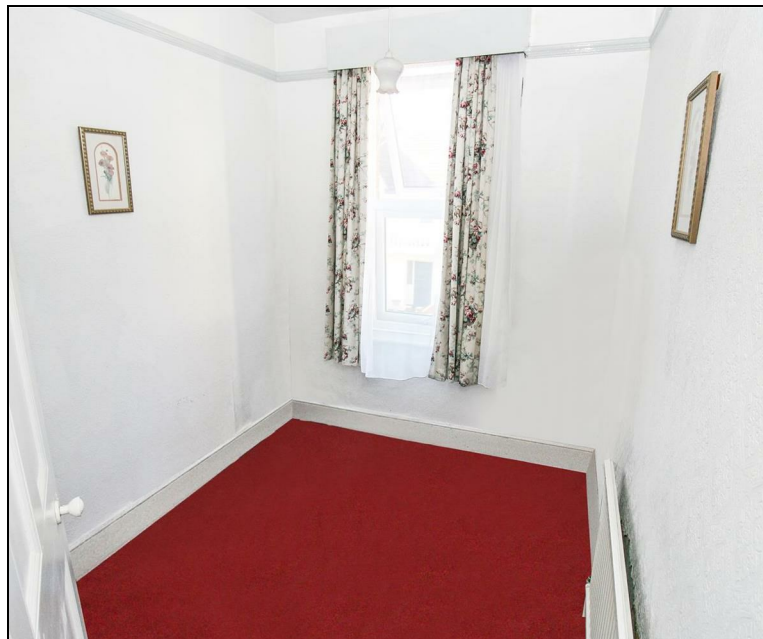
 3  1  2  D Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL

5.41m x 1.70m (17'9" x 5'7")

LOUNGE

5.05m into bay x 3.73m (16'7" into bay x 12'3")

DINING ROOM

3.99m x 3.15m (13'1" x 10'4")

KITCHEN

2.57m x 2.26m (8'5" x 7'5")

GROUND FLOOR CLOAKROOM

CONSERVATORY

2.95m x 1.85m (9'8" x 6'1")

LANDING

2.74m x 2.06m (9' x 6'9")

BEDROOM ONE

5.08m into bay x 3.38m (16'8" into bay x 11'1")

BEDROOM TWO

3.96m x 3.40m (13' x 11'2")

BEDROOM THREE

2.51m x 2.08m (8'3" x 6'10")

BATHROOM

2.62m x 2.01m (8'7" x 6'7")

EAST BACKING REAR GARDEN

approximately 10.67m (approximately 35')

AGENTS NOTE

PLEASE NOTE SOME PHOTOS HAVE BEEN DIGITALLY DE-CLUTTERED FOR ILLUSTRATION PURPOSES



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01702 710555

