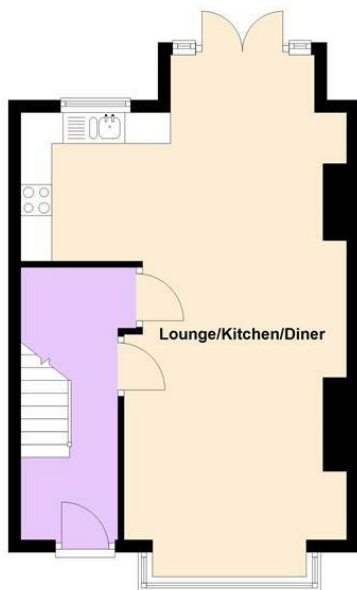


### Ground Floor



### 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.

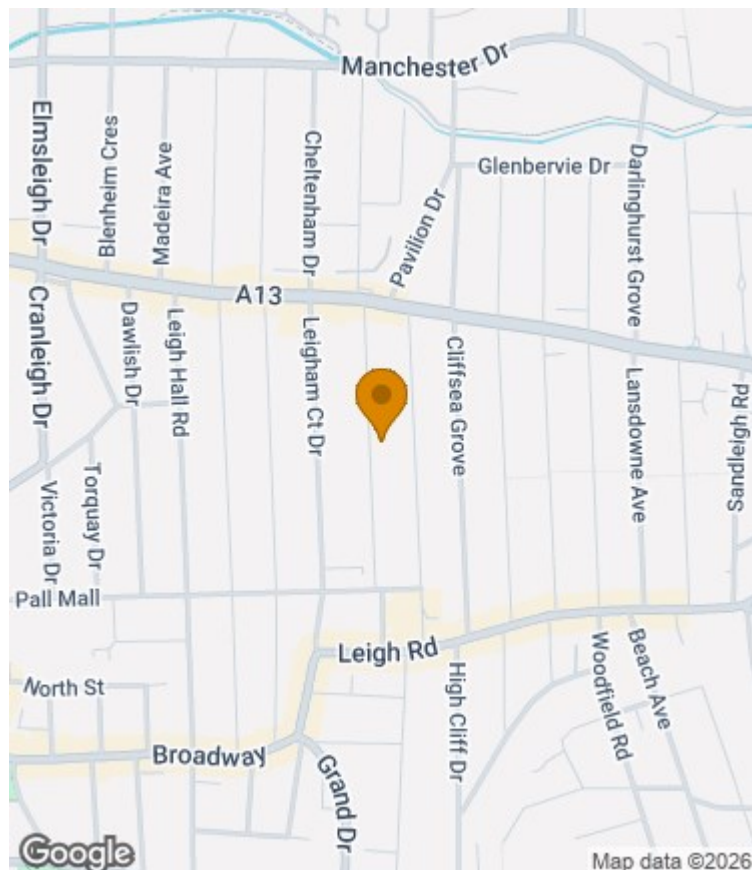
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</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  
THREE BEDROOMS  
OFF STREET PARKING FOR 2 / 3 CARS  
EAST BACKING REAR GARDEN  
EASY WALKING DISTANCE OF LONDON ROAD AND  
THE BROADWAY

END TERRACE HOUSE SOUTH OF LONDON ROAD  
NO ONWARD CHAIN  
OPEN PLAN LOUNGE / KITCHEN / DINER  
0.9 MILES TO CHALKWELL STATION  
CATCHMENT AREA FOR GOOD SCHOOLS

**Chalkwell Park Drive, Leigh-On-Sea**  
**Guide Price**  
**£450,000 - £475,000**



WHAT & WHERE - LOCATED SOUTH OF THE LONDON ROAD AND PRESENTING AS A PERFECT PROJECT, THIS THREE BEDROOM END TERRACED HOUSE, IDEALLY PLACED FOR EASY ACCESS TO LEIGH BROADWAY AND LESS THAN A MILE FROM CHALKWELL STATION. WITH AN OPEN PLAN GROUND FLOOR, EAST BACKING GARDEN AND OFF STREET PARKING FOR 2/ 3 CARS, WE STRONGLY ADVISE AN EARLY INSPECTION.

WHY - PERFECT FOR THOSE LOOKING TO CREATE THEIR OWN BESPOKE FAMILY HOME OR A YOUNG COUPLE LOOKING TO TAKE THE NEXT STEP ON THE PROPERTY LADDER.

 3  1  1  D Council Tax Band : D



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Turner Sales & Lettings



**ENTRANCE HALL**

4.75m x 1.85m (15'7" x 6'1")

**LOUNGE KITCHEN DINER**

9.04m into bay x 3.61m (29'8" into bay x 11'10")

**KITCHEN AREA**

2.39m x 2.01m (7'10" x 6'7")

**LANDING**

**BEDROOM ONE**

3.73m x 3.45m (12'3" x 11'4")

**BEDROOM TWO**

3.43m x 3.40m (11'3" x 11'2")

**BEDROOM THREE**

2.13m x 1.73m (7' x 5'8")

**BATHROOM**

2.46m x 1.75m (8'1" x 5'9")

**REAR GARDEN**

in excess of 12.19m (in excess of 40')

**DRIVEWAY FOR 2 / 3 CARS**



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

01702 710555

