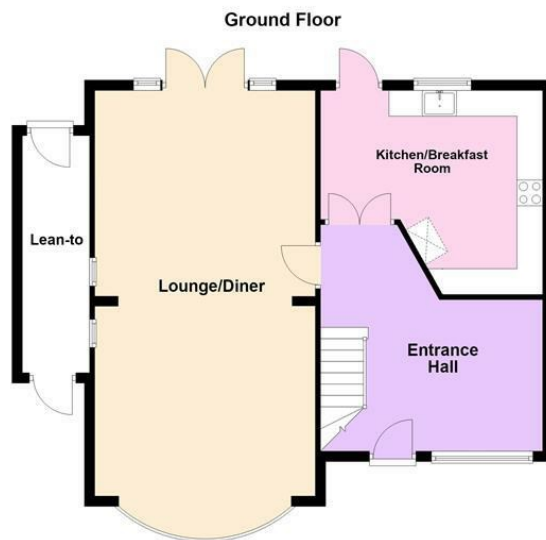
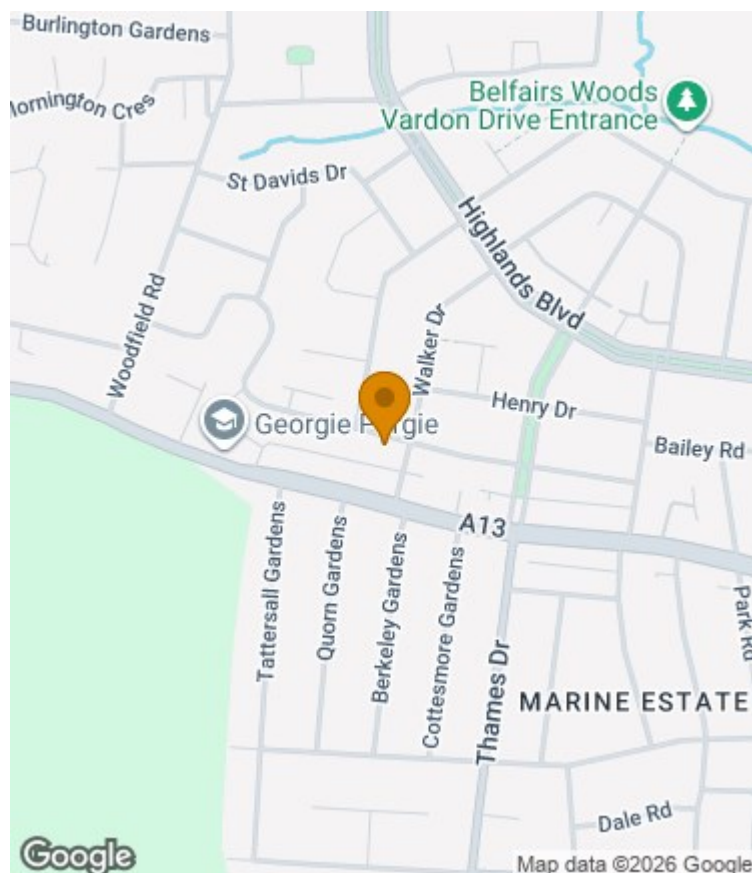




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 or warranty in respect of the property.



Turner Sales & Lettings
34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555

Turner

Pairing People with Property



HIGHLY SOUGHT AFTER HIGHLANDS ESTATE LOCATION

FOUR GOOD SIZE BEDROOMS

VERY IMPRESSIVE ENTRANCE HALL

SOUTH BACKING REAR GARDEN

WALKING DISTANCE TO BELFAIRS WOODS AND GOLF COURSE

ABSOLUTELY CHARMING PERIOD FAMILY HOME WITH ORIGINAL FEATURES

WEST LEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS

FITTED KITCHEN / BREAKFAST ROOM & LARGE LOUNGE / DINER

LARGE DRIVEWAY TO FRONT

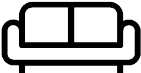
LEIGH STATION AND OLD TOWN WITHIN SHORT WALKING DISTANCE

Olive Avenue, Leigh On Sea
Asking Price
£695,000



WHAT & WHERE - AN ABSOLUTELY CHARMING PERIOD SEMI-DETACHED FAMILY HOME LOCATED ON THE EVER SOUGHT AFTER HIGHLANDS ESTATE AND WITHIN WEST LEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS. OFFERING FOUR BEDROOMS, IMPRESSIVE ENTRANCE HALL, LARGE LOUNGE / DINER, FITTED KITCHEN / BREAKFAST ROOM, SOUTH BACKING REAR GARDEN AND LARGE DRIVEWAY. PERFECTLY LOCATED AND WITHIN EASY WALKING DISTANCE OF LEIGH STATION, LEIGH OLD TOWN, BELFAIRS WOODS AND GOLF COURSE.

WHY - WITH IT'S EASY ACCESS TO ALL LOCAL AMENITIES AND WITHIN CATCHMENT FOR SOME GREAT SCHOOLS, WE FEEL THIS HOME WILL PERFECTLY SUIT A FAMILY AND WOULD ALSO APPEAL TO YOUNG PROFESSIONALS LOOKING TO COMMUTE INTO LONDON.

411

Council Tax Band : E



turnerestates.co.uk
01702 710555





ENTRANCE HALL
15' x 14'3" (4.57m x 4.34m)

LOUNGE / DINER
28'3" x 14" (8.61m x 4.27m)

KITCHEN / BREAKFAST ROOM
14' x 13' reducing to 7'7" (4.27m x 3.96m reducing to 2.31m)

LANDING
18' x 6'1" (5.49m x 1.85m)

BDROOM ONE
14'3" x 11'3" (4.34m x 3.43m)

BEDROOM TWO
14'3" x 11'3" into door recess (4.34m x 3.43m into door recess)

BEDROOM THREE
14'9" x 7'10" (4.50m x 2.39m)

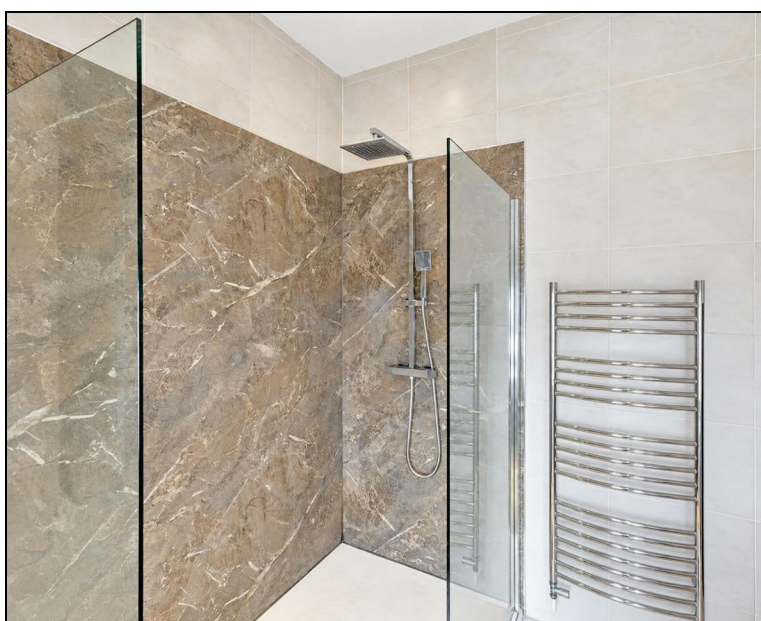
BEDROOM FOUR
10'10" x 7'2" (3.30m x 2.18m)

SHOWER ROOM
7'8" x 7'4" (2.34m x 2.24m)

SEPARATE W.C
4'8 x 3'4" (1.42m x 1.02m)

SOUTH BACKING REAR GARDEN

LARGE BLOCK PAVED DRIVEWAY



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