




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
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

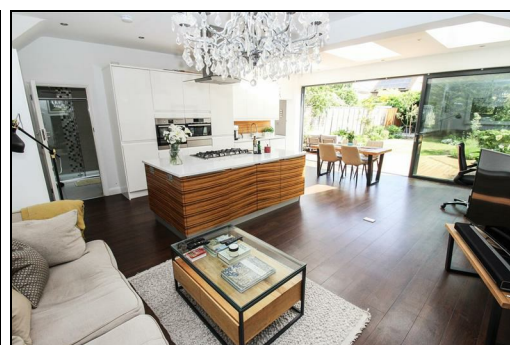
Viewing

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



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FABULOUS, EXTENDED CHARACTER SEMI-DETACHED HOME

NO ONWARD CHAIN

OPEN PLAN KITCHEN / LIVING ROOM WITH CENTRE ISLAND

HUGE GROUND FLOOR SHOWER ROOM

OFF STREET PARKING FOR THREE CARS

PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES

THREE GENEROUS BEDROOMS

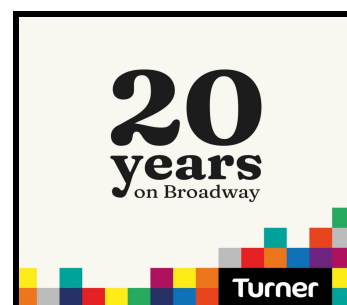
LARGE UTILITY ROOM

EAST BACKING REAR GARDEN

ATTACHED GARAGE

Kingswood Chase, Leigh-On-Sea

Offers In Excess Of £650,000



WHAT & WHERE - LOCATED DOWN A QUIET TREE LINED ROAD, THIS FABULOUS FAMILY HOME OFFERS THE PERFECT BLEND OF PERIOD AND CONTEMPORAYY FEATURES. HAVING BEEN EXTENDED, IT NOW PROVIDES A SPACIOUS OPEN PLAN KITCHEN / LIVING ROOM, PERFECT FOR HOSTING SOCIAL GATHERINGS WITH FRIENDS & FAMILY. DESPITE ITS PEACEFUL SETTING, THE BUZZ OF THE BROADWAY WITH ITS FASHIONABLE BARS, RESTAURANTS AND BOUTIQUES IS WITHIN EASY WALKING DISTANCE. THE PROPERTY ALSO OFFERS GOOD ACCESS TO LEIGH TRAIN STATION, BELFAIRS COUNTRY PARK AND GOLF COURSE. WITH THREE GENEROUS BEDROOMS, UTLITY ROOM AND GROUND FLOOR CLOAKROOM, THIS PROPERTY EPITOMISES A PERFECT FAMILY HOME.

WHY - SOMETHING FOR EVERYBODY IS ON OFFER HERE, WHETHER YOU'RE A YOUNG PROFESSIONAL COUPLE, YOUNG FAMILY, SOMEONE LOOKING TO EITHER UPSIZE OF DOWNSIZE, THIS HOME WILL OFFER SOMETHING FOR YOU.

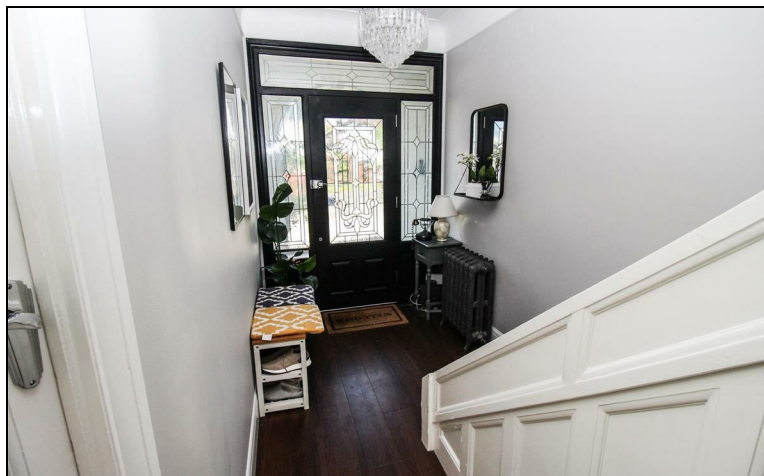
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Council Tax Band : D



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ENTRANCE HALL

4.50m x 2.44m reducing to 1.80m (14'9" x 8' reducing to 5'11")

LOUNGE WITH FEATURE FIREPLACE

4.62m into bay x 4.22m (15'2" into bay x 13'10")

OPEN PLAN KITCHEN / FAMILY ROOM

7.70m x 5.87m (25'3" x 19'3")

UTILITY ROOM

3.58m x 2.21m (11'9" x 7'3")

GROUND FLOOR SHOWER ROOM

2.72m x 2.21m (8'11" x 7'3")

LANDING

3.20m x 2.49m (10'6" x 8'2")

BEDROOM ONE

4.95m into bay x 3.94m (16'3" into bay x 12'11")

BEDROOM TWO

4.29m x 3.48m (14'1" x 11'5")

BEDROOM THREE

2.97m x 2.08m (9'9" x 6'10")

BATHROOM

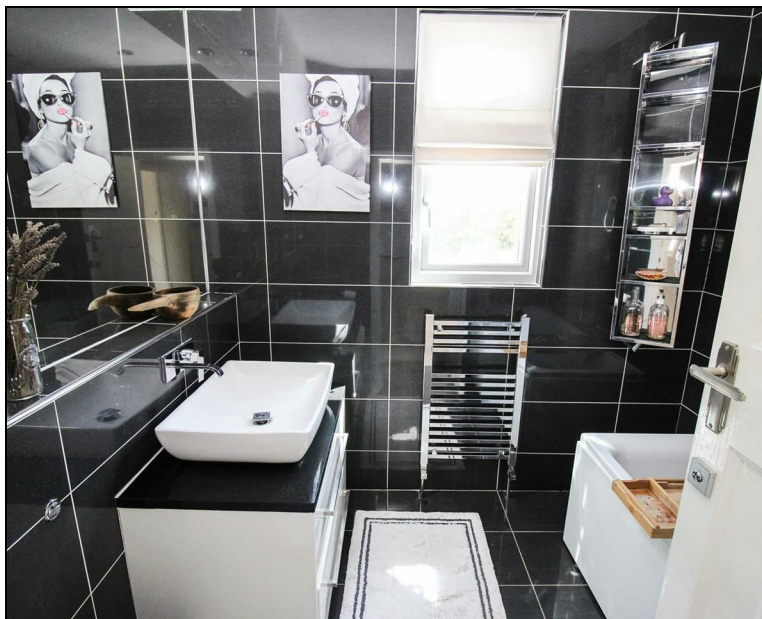
2.41m x 2.03m (7'11" x 6'8")

EAST BACKING REAR GARDEN

approximately 18.29m (approximately 60')

DRIVEWAY FOR THREE CARS

ATTACHED GARAGE



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