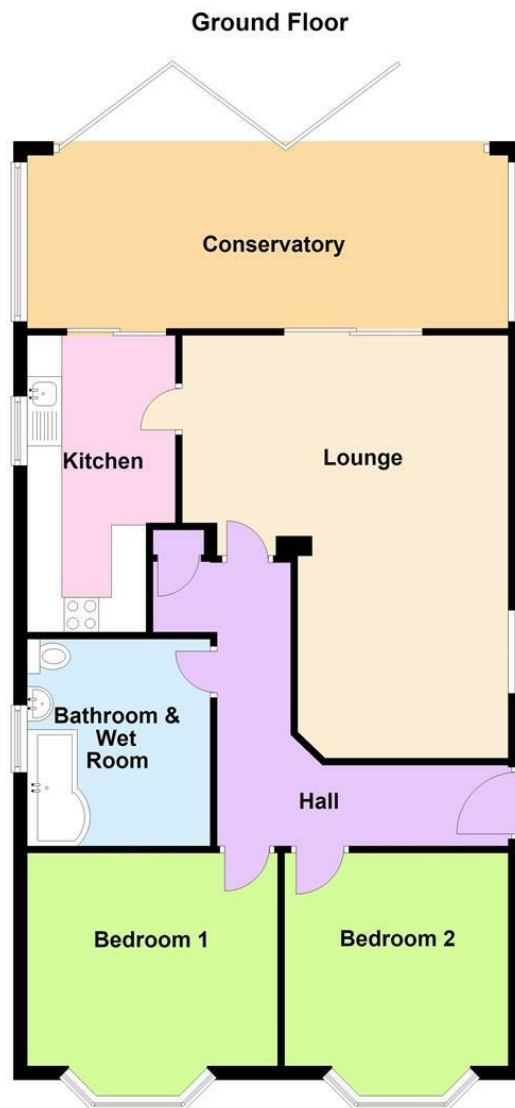


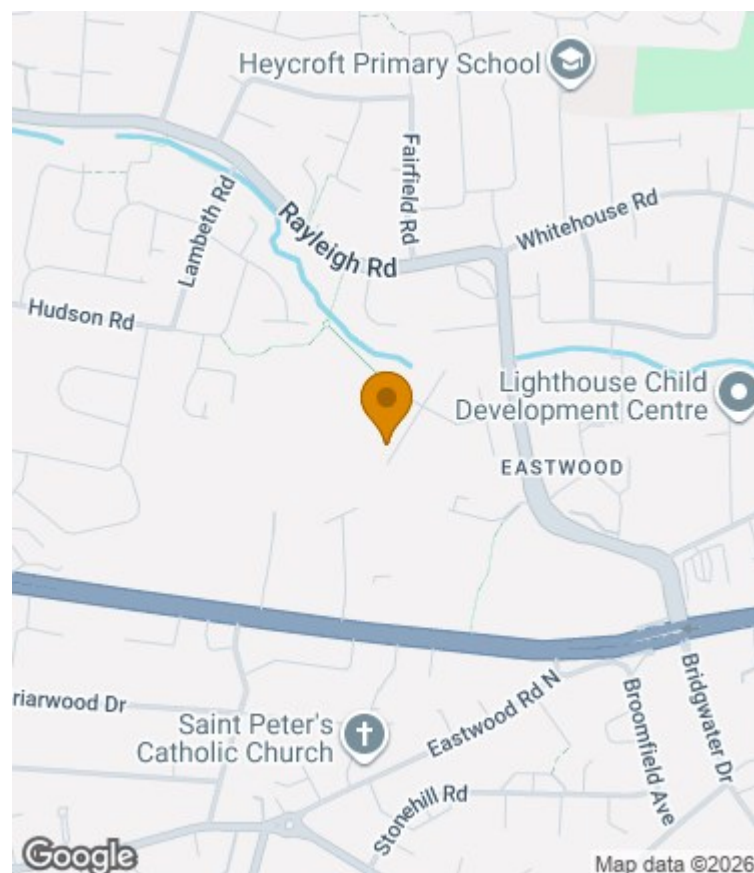


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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



**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
SS9 1AJ 01702710555
info@turnerestates.co.uk**



FULLY DETACHED BUNGALOW

AMPLE OFF ROAD PARKING

TWO DOUBLE BEDROOMS

GOOD SIZED LOUNGE / DINER

FITTED KITCHEN

APPROXIMATE 80' REAR GARDEN BACKING ONTO
OPEN FIELDS

HUGE FULLY RE-BUILT CONSERVATORY WITH FULL
WIDTH BI-FOLDING DOORS

LARGE BATHROOM / WETROOM

WELL PRESENTED THROUGHOUT

VIEWING AN ABSOLUTE MUST

Park Avenue, Leigh-On-Sea

Offers In Excess Of £390,000

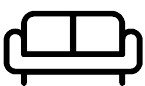


WHAT & WHERE - LOCATED IN THE HEART OF EASTWOOD, THIS EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH LOCAL SCHOOLS, SHOPS AND A DOCTORS SURGERY ON THE DOORSTEP. REGULAR BUS ROUTES TO ALL AREAS ARE JUST AT THE BOTTOM OF THE ROAD. THERE IS A SPACIOUS LOUNGE/DINER AND FITTED KITCHEN, BUT THE STANDOUT FEATURE IS THE HUGE CONSERVATORY WITH FULL WIDTH BI-FOLDING DOORS ONTO THE 80' REAR GARDEN OVERLOOKING A PARK. VIEWING IS HIGHLY RECOMMENDED.

WHY - PERFECT FOR THOSE LOOKING TO DOWNSIZE AND ENJOY A MORE PEACEFUL AND SLOWER PACE OF LIFE, BUT ALSO WANTING AMENITIES AND TRANSPORT LINKS ON THE DOORSTEP.

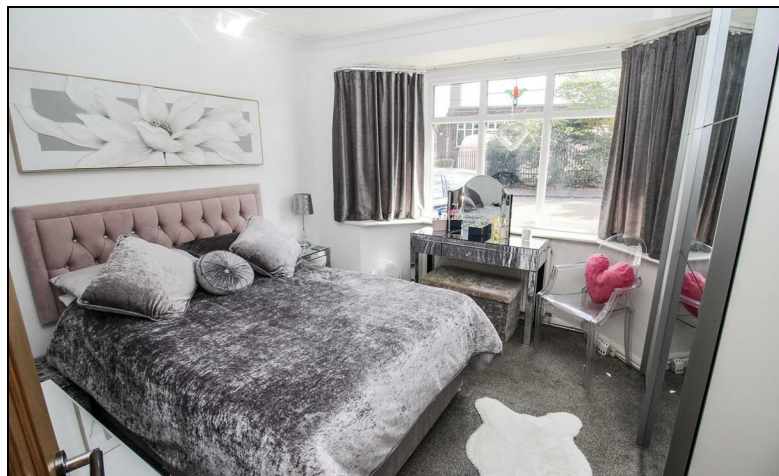
 2

 1

 1

 D

Council Tax Band : D



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ENTRANCE HALL

13'1" reducing to 3'3" x
12'9" reducing to 3'6"
(3.99m reducing to 0.99m
x 3.89m reducing to
1.07m)

LOUNGE / DINER

20'4" x 14'9" reducing to
10'8" (6.20m x 4.50m
reducing to 3.25m)

FITTED KITCHEN

13'6" x 9' reducing to 7'
(4.11m x 2.74m reducing
to 2.13m)

FULLY RE-BUILT CONSERVATORY

19'6" x 7'8" (5.94m x
2.34m)

BEDROOM ONE

11'9" x 11' into bay
(3.58m x 3.35m into bay)

BEDROOM TWO

11'9" x 11' into bay
(3.58m x 3.35m into bay)

BATHROOM / WETROOM

9'9" x 8'10" (2.97m x
2.69m)

REAR GARDEN BACKING ONTO OPEN PARK

approximately 80'
(approximately 24.38m)

AMPLE OFF ROAD PARKING



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01702 710555

