



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

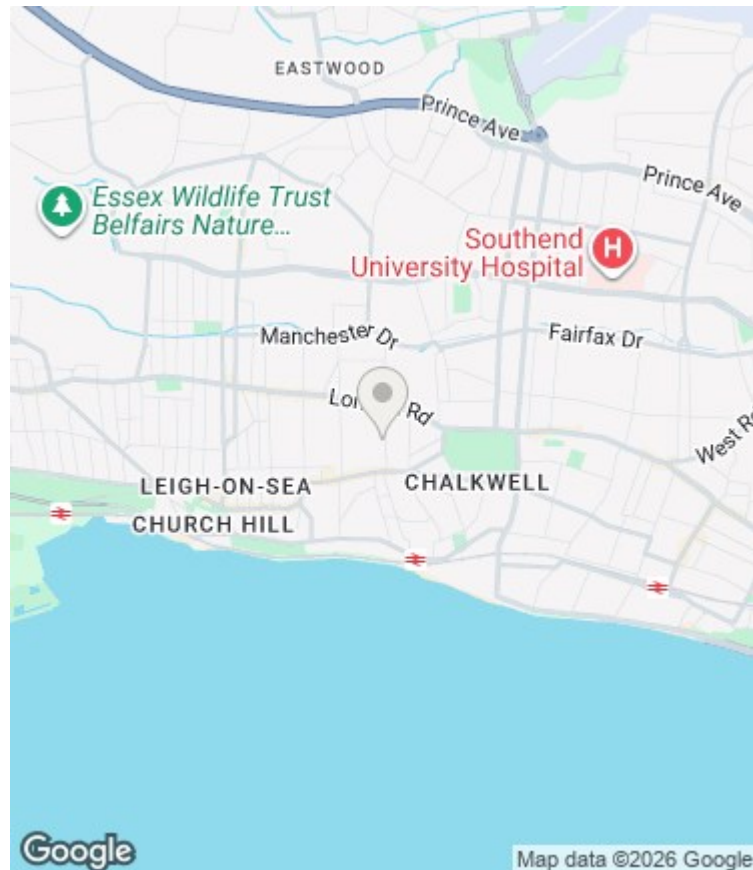
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(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	

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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NO ONWARD CHAIN

THREE DOUBLE BEDROOMS

SPACIOUS LOUNGE

UTILITY ROOM

WELL PRESENTED THROUGHOUT

PRIME LOCATION - MOMENTS FROM LEIGH ROAD, SET OVER THREE FLOORS

ENSUITE TO MASTER

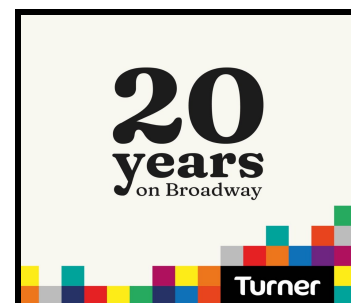
L SHAPED FITTED KITCHEN / DINER

GROUND FLOOR CLOAKROOM

BUILT CIRCA 2009

Lansdowne Avenue, Leigh-On-Sea

GUIDE PRICE £500,000 - £525,000



WHAT & WHERE - HAVING BEEN SYMPATHETICALLY BUILT TO REPLICATE THE SURROUNDING PROPERTIES THIS WELL PRESENTED AND WELL PROPORTIONED FAMILY HOME, MOMENTS FROM LEIGH ROAD. OFFERING THREE DOUBLE BEDROOMS, WITH THE MASTER BEING ENSUITE, A FANTASTIC KITCHEN / DINER, UTILITY ROOM AND GROUND FLOOR CLOAKROOM, THIS FABULOUS PROPERTY IS SURE TO APPEAL TO MANY.

WHY - OFFERING ALL THE MUST HAVES FOR THE MODERN FAMILY OR DOWNSIZER, THIS WELL PRESENTED HOME WITH WEST BACKING GARDEN OFFERS EASY ACCESS TO CHALKWELL STATION, BEACH, PARK AND IS PERFECTLY PLACED FOR ALL TRANSPORT LINKS. THIS HOUSE DELIVERS ON MANY LEVELS.

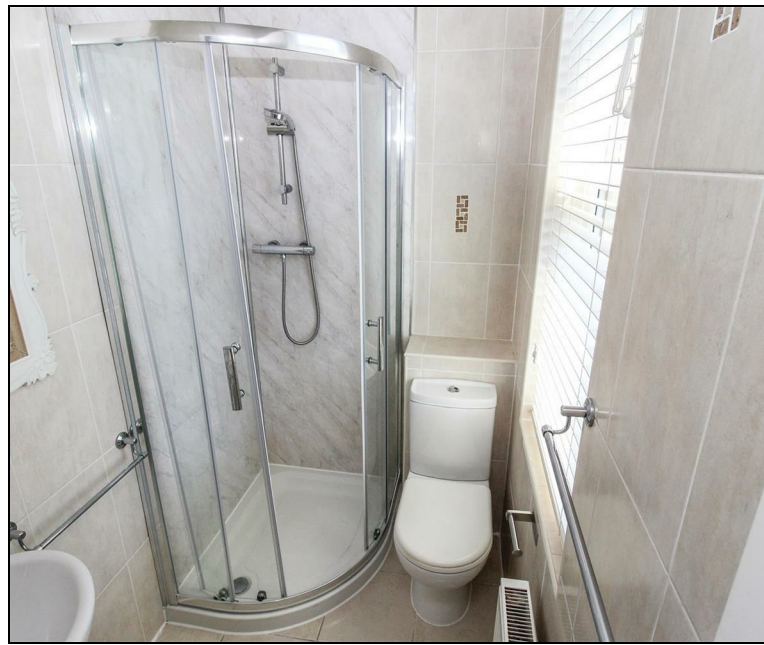
 3  2  1  C Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL
1.83m x 1.45m (6' x 4'9")

LOUNGE
5.66m into bay x 4.34m
(18'7" into bay x 14'3")

L SHAPED KITCHEN / DINER
5.89m reducing to 2.79m x
5.54m reducing to 3.18m
(19'4" reducing to 9'2" x
18'2" reducing to 10'5")

UTILITY ROOM
2.03m x 1.37m (6'8" x 4'6")

**GROUND FLOOR
CLOAKROOM**
2.03m x 0.91m (6'8" x 3')

FIRST FLOOR LANDING
2.67m x 2.06m (8'9" x 6'9")

BEDROOM ONE
4.55m into bay x 3.45m
(14'11" into bay x 11'4")

ENSUITE
1.75m x 1.27m (5'9" x 4'2")

BEDROOM TWO
3.78m x 3.15m (12'5" x
10'4")

BEDROOM THREE
4.39m maximum x 4.17m
(14'5" maximum x 13'8")

BATHROOM
2.44m x 2.06m (8' x 6'9")

**WEST BACKING REAR
GARDEN**
in excess of 12.19m (in
excess of 40')

