

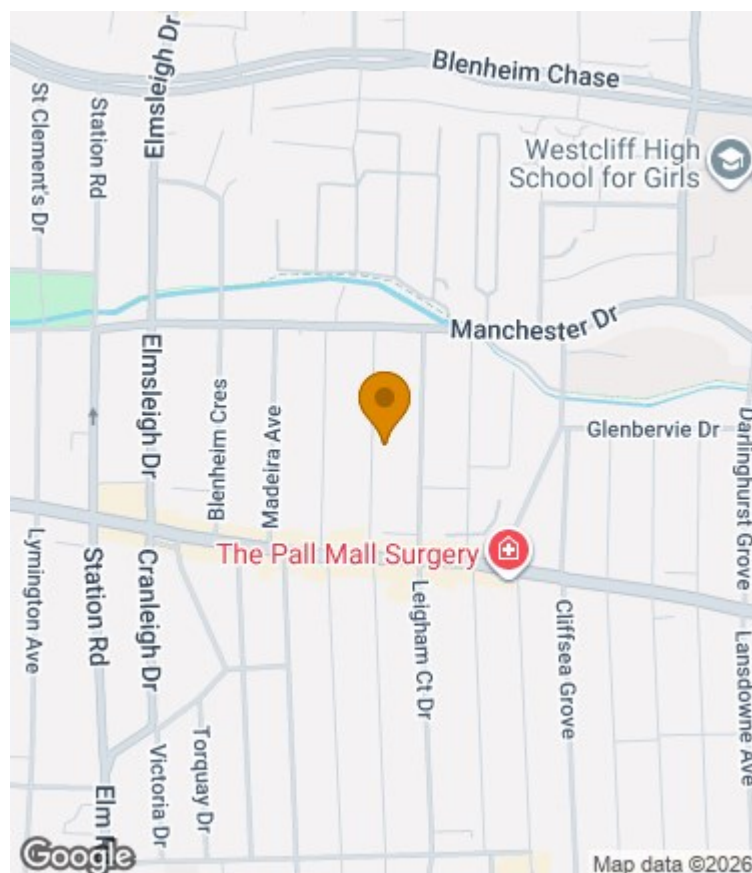


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

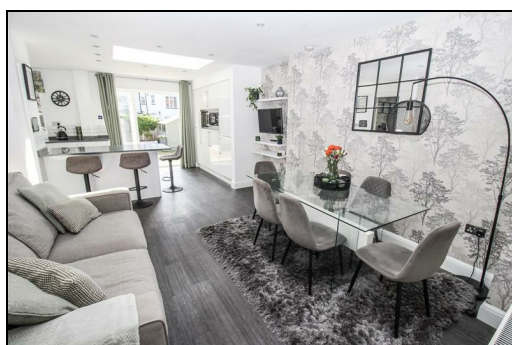
Viewing

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,
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ABSOLUTELY STUNNING EXTENDED FAMILY HOME
EXTREMELY VERSATILE ACCOMMODATION
LOUNGE WITH BAY WINDOW
GROUND FLOOR SHOWER ROOM AND FIRST FLOOR
BATHROOM
APPROXIMATELY 40' X 40' EAST BACKING REAR GARDEN

BEAUTIFULLY PRESENTED THROUGHOUT
FOUR BEDROOMS
LIGHT & AIRY FITTED KITCHEN / DINER WITH APPLIANCES
UTILITY ROOM
ATTACHED GARAGE AND DRIVEWAY PROVIDING OFF
ROAD PARKING

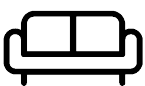
Olivia Drive, Leigh-On-Sea

Offers In Excess Of £675,0000



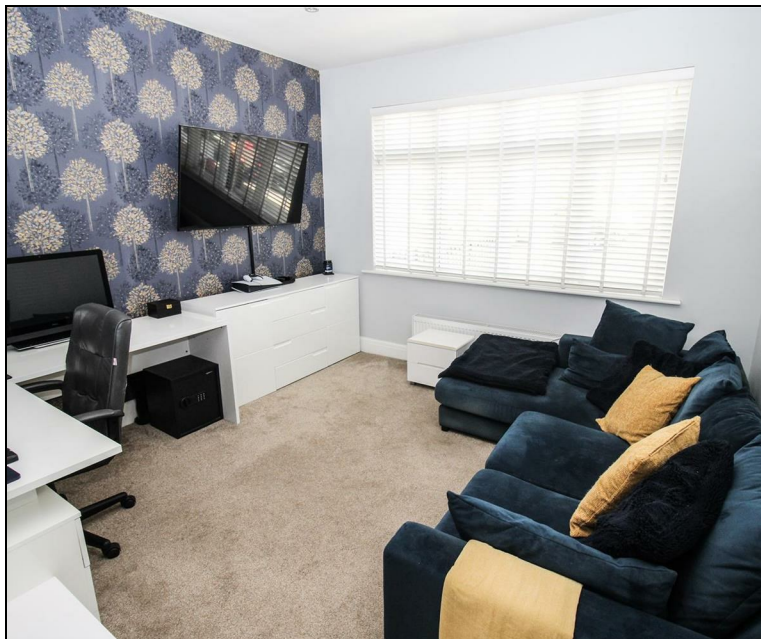
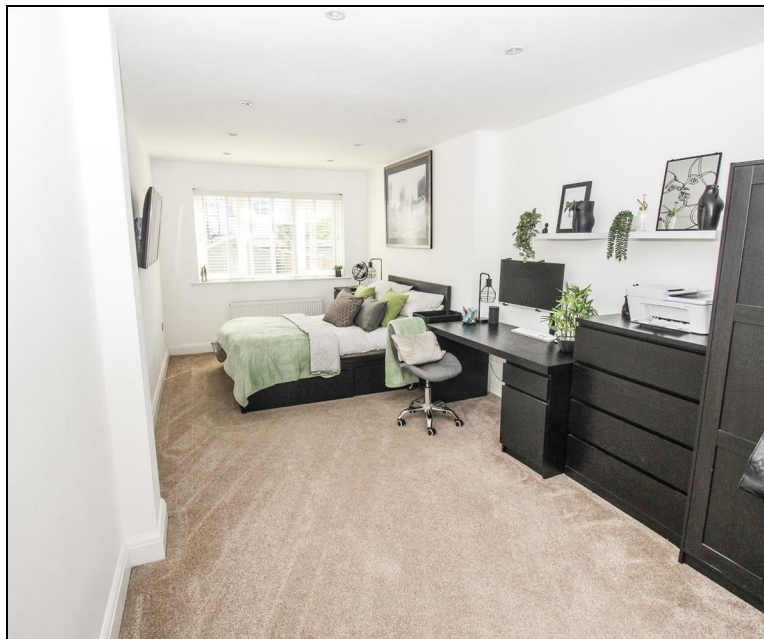
WHAT & WHERE - LOCATED JUST NORTH OF THE LONDON ROAD, THIS ABSOLUTELY STUNNING, EXTENDED FAMILY HOME WHICH HAS BEEN EXTENSIVELY RE-MODELLED AND IMPROVED IN RECENT YEARS. OFFERING EXTREMELY VERSATILE ACCOMMODATION WITH FOUR BEDROOMS, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM, OPEN PLAN KITCHEN / DINER WITH APPLIANCES, UTILITY ROOM AND A GOOD SIZED EAST BACKING REAR GARDEN. THERE IS ALSO THE BENEFIT OF AN ATTACHED GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING. BEAUTIFULLY PRESENTED THROUGHOUT, THIS STUNNING HOME CAN ONLY BE APPRECIATED WITH AN INTERNAL INSPECTION.

WHY - WOULD MAKE A PERFECT FAMILY HOME, OR WITH IT'S VERSATILE ACCOMMODATION, WOULD BE IDEAL FOR SOMEONE LOOKING TO DOWNSIZE OR A FAMIY LOOKING FOR SOMEWHERE WHICH COULD OFFER MULTI GENERATIONAL LIVING.

 4  2  2  D

Council Tax Band : D





ENTRANCE PORCH
4'9" x 3'11" (1.45m x 1.19m)

IMPRESSIVE ENTRANCE HALL

GROUND FLOOR SHOWER ROOM
8'5" x 6'7" (2.57m x 2.01m)

LOUNGE
17'5" into bay x 12'11"
(5.31m into bay x 3.94m)

L SHAPED KITCHEN / DINING ROOM
22'9" reducing to 7'5" x 18'1"
reducing to 11'5" (6.93m
reducing to 2.26m x 5.51m
reducing to 3.48m)

UTILITY ROOM
8'8" x 6'7" (2.64m x 2.01m)

BEDROOM ONE
16'6" x 10'1" plus door recess
(5.03m x 3.07m plus door
recess)

BEDROOM TWO
20'4" x 9'6" (6.20m x 2.90m)

BEDROOM THREE
11'10" x 11'9" (3.61m x
3.58m)

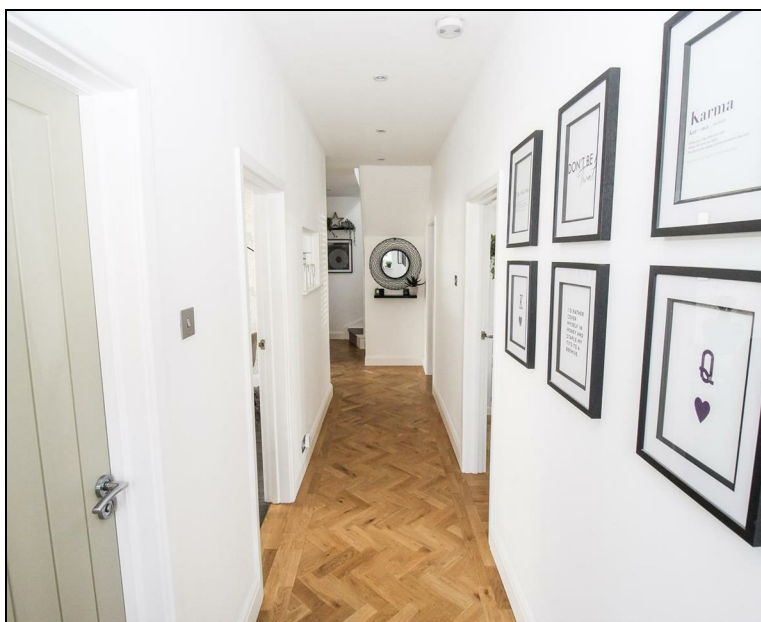
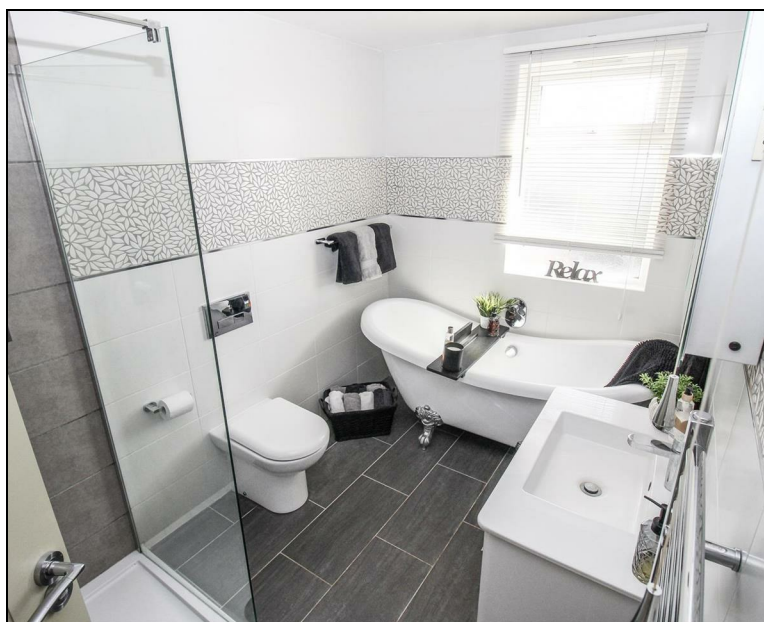
BEDROOM FOUR
13'2" x 8'3" (4.01m x 2.51m)

BATHROOM
10'3" x 6'3" (3.12m x 1.91m)

BLOCK PAVED DRIVEWAY

ATTACHED GARAGE

EAST BACKING REAR GARDEN
approximately 40' x 40'
(approximately 12.19m x
12.19m)



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