

# DURDEN & HUNT

INTERNATIONAL



## Westleigh Avenue, Leigh-On-Sea SS9

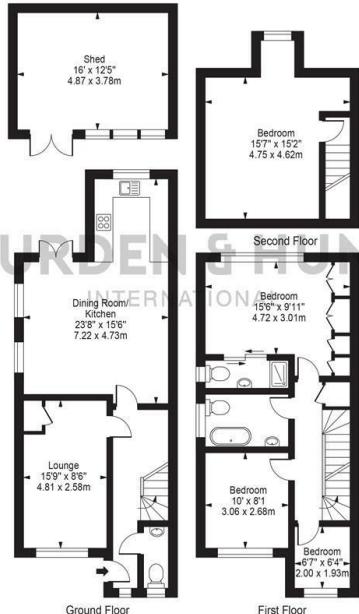
£595,000

- Chain Free
- Great Transport Links
- Four Bedrooms, One With En Suite
- Catchment Area For West Leigh Junior School

- Off Road Parking For Two Cars
- Open Plan Kitchen & Dining Room
- Contemporary Family Bathroom

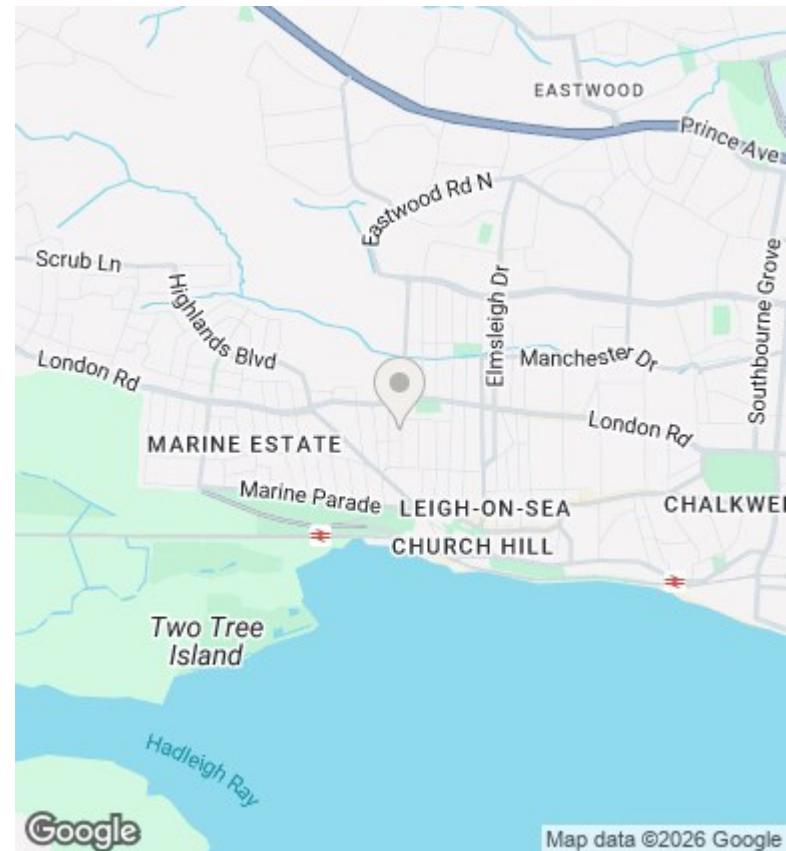
- Patio & Lawn Garden With Outbuilding
- Ground Floor WC
- Ideally Located For Leigh Rail Station

Westleigh Avenue  
 Approx. Total Internal Area 1506 Sq Ft - 139.93 Sq M  
 (Including Shed)  
 Approx. Gross Internal Area Of Shed 198 Sq Ft - 18.41 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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