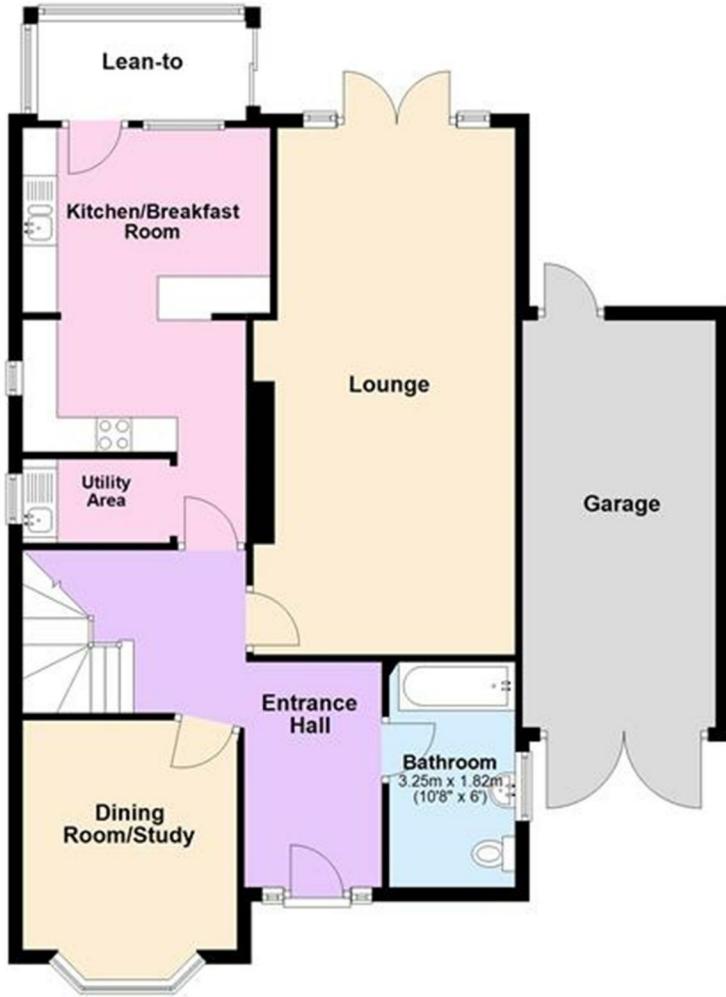
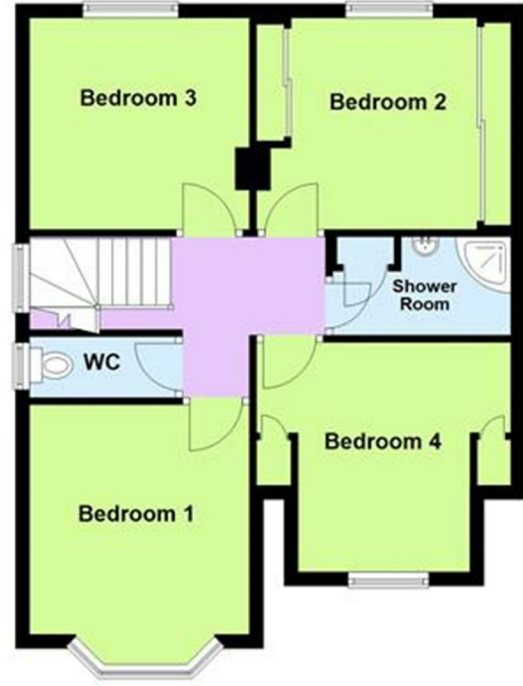


Ground Floor



First Floor



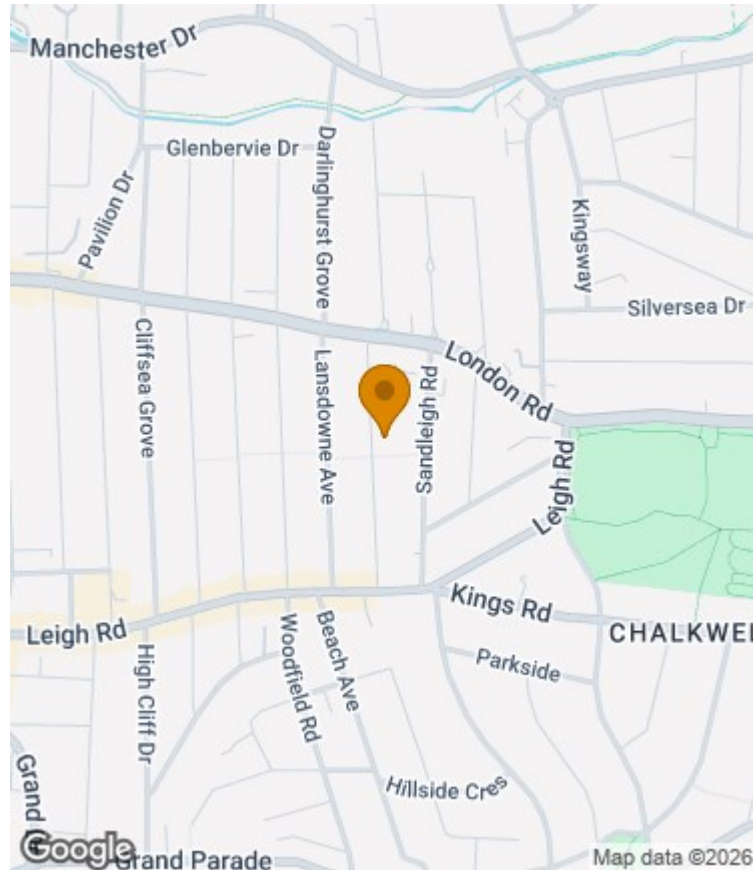
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



SITUATED SOUTH OF THE LONDON ROAD
AN OPPORTUNITY TO CREATE A HOME THAT'S TRULY YOUR OWN
TWO RECEPTION ROOMS
LARGE DRIVEWAY FOR MULTIPLE VEHICLES PLUS GARAGE
GOOD SCHOOL CATCHMENTS

EXTENDED DETACHED CHARACTER FAMILY HOME
FOUR DOUBLE BEDROOMS

LARGE KITCHEN / BREAKFAST ROOM
WALKING DISTANCE TO CHALKWELL C2C STATION

A RARE OPPORTUNITY - SO VIEWING AN ABSOLUTE MUST

Fernleigh Drive, Leigh-On-Sea
Offers In Excess Of £800,000



WHAT & WHERE - LOCATED SOUTH OF THE LONDON ROAD AND WITHIN WALKING DISTANCE OF CHALKWELL C2C STATION THIS EXTENDED DETACHED CHARACTER FAMILY HOME. WHILST REQUIRING SOME UPDATING, IT PRESENTS AN EXCITING OPPORTUNITY TO SHAPE THE HOME AROUND YOU AND NOT PAY A PREMIUM FOR SOMEONE ELSE'S CHOICES. WITH FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, LARGE KITCHEN / BREAKFAST ROOM, DRIVEWAY FOR MULTIPLE VEHICLES AND ATTACHED GARAGE, WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - PERFECT FOR THE FAMILY LOOKING FOR THEIR "FOREVER HOME" WITH THE EXCITING OPPORTUNITY TO CREATE A HOME THATS TRULY YOURS. COULD EQUALLY APPEAL TO A DOWNSIZER OR COMMUTERS LOOKING FOR EASY ACCESS TO THE STATION AND TRAINS INTO LONDON.

 4  1  2 

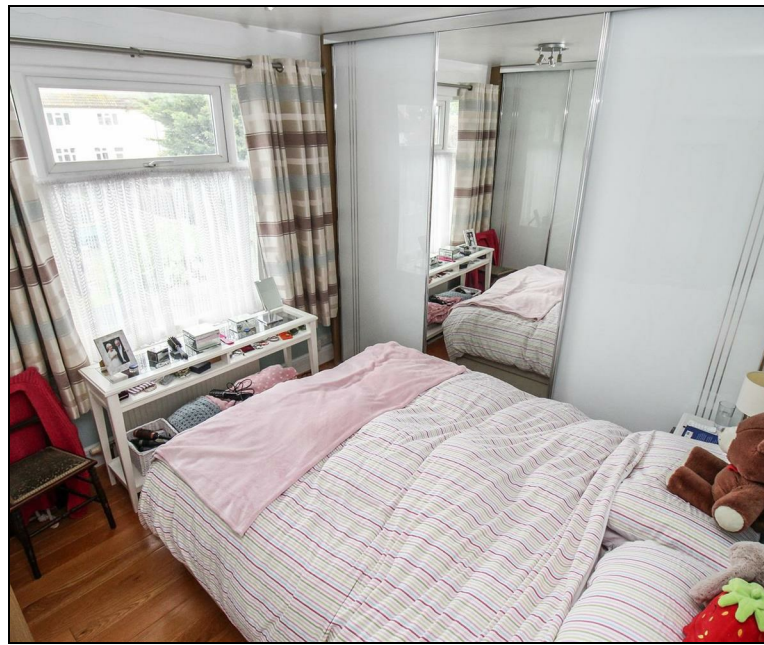
Council Tax Band : E



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Turner Sales & Lettings



ENTRANCE HALL

17' reducing to 5'9" x 15'7" maximum (5.18m reducing to 1.75m x 4.75m maximum)

LOUNGE WITH FRENCH DOORS ONTO GARDEN

24'10" x 12' reducing to 11'3" (7.57m x 3.66m reducing to 3.43m)

DINING ROOM / STUDY

13'3" into bay x 10'4" (4.04m into bay x 3.15m)

KITCHEN / DINER

20'10" maximum x 10'4" (6.35m maximum x 3.15m)

UTILITY ROOM

6'9" x 3'11" (2.06m x 1.19m)

GROUND FLOOR BATHROOM

10'8" x 5'11" (3.25m x 1.80m)

LANDING

7'8" x 6'8" (2.34m x 2.03m)

BEDROOM ONE

13'3" into bay x 10'4" (4.04m into bay x 3.15m)

BEDROOM TWO

12'4" x 10'1" (3.76m x 3.07m)

BEDROOM THREE

10'4" x 9'11" (3.15m x 3.02m)

BEDROOM FOUR

12'1" x 11'3" (3.68m x 3.43m)

SHOWER ROOM

9'3" x 4'4" (2.82m x 1.32m)

SEPARATE W.C

7'4" x 2'11" (2.24m x 0.89m)

EAST BACKING REAR GARDEN

in excess of 50' (in excess of 15.24m)

ATTACHED GARAGE

19'6" x 9'2" (5.94m x 2.79m)

LARGE DRIVEWAY FOR MULTIPLE VEHICLES

