

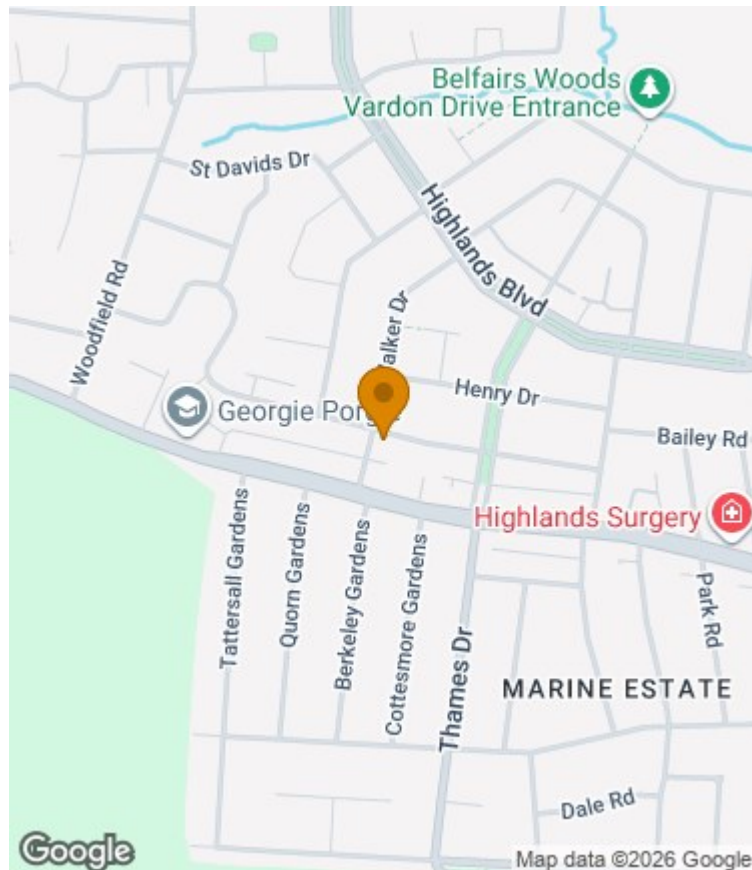


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		52	84
<b>England &amp; Wales</b>	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**



DESIRABLE HIGHLANDS ESTATE LOCATION - OFFERED WITH NO ONWARD CHAIN

GROUND FLOOR SIDE & REAR EXTENSION WITH POTENTIAL TO ADD FIRST FLOOR ABOVE (STPP)

FOUR BEDROOMS

OFFICE

DETACHED GARAGE

WEST LEIGH AND BELFAIRS ACADEMY CATCHMENT

FABULOUS 28' 9" X 21' 8" OPEN KITCHEN LIVING AREA WITH BI-FOLDS ONTO GARDEN

UTILITY ROOM

CORNER PLOT WITH APPROXIMATELY 40' REAR GARDEN

PARTIALLY COMPLETED PROJECT - PUT YOUR STAMP ON IT

**Walker Drive, Leigh-On-Sea**  
**Asking Price**  
**£585,000**



WHAT & WHERE - OCCUPYING A CORNER PLOT ON THE SOUGHT AFTER HIGHLANDS ESTATE, THIS EXTREMELY SPACIOUS AND EXTENDED SEMI-DETACHED CHALET OFFERS VERY FLEXIBLE AND VERSATILE ACCOMMODATION. THE STUNNING KITCHEN / LIVING AREA HAS BI-FOLDS AND FRENCH DOORS ONTO THE REAR GARDEN. TAKEN ON AS A PROJECT BY THE CURRENT OWNER, MUCH OF THE HARD WORK HAS ALREADY BEEN DONE, BUT THERE IS THE OPPORUNITY FOR THE INGOING PURCHASER TO PUT THEIR OWN STAMP ON IT WHILST STILL RETAINING FURTHER POTENTIAL TO ADD A FIRST FLOOR OVER THE CURRENT EXTENSIONS (STPP)

WHY - WITH IT'S VERSATILE AND FLEXIBLE ACCOMMODATION, WE FEEL THIS PROPERTY IS SUITABLE FOR A MULTITUDE OF BUYERS FROM COMMUTERS, FAMILIES, DOWNSIZERS AND POTENTIAL MULTI-GENERATIONAL LIVING FAMILIES

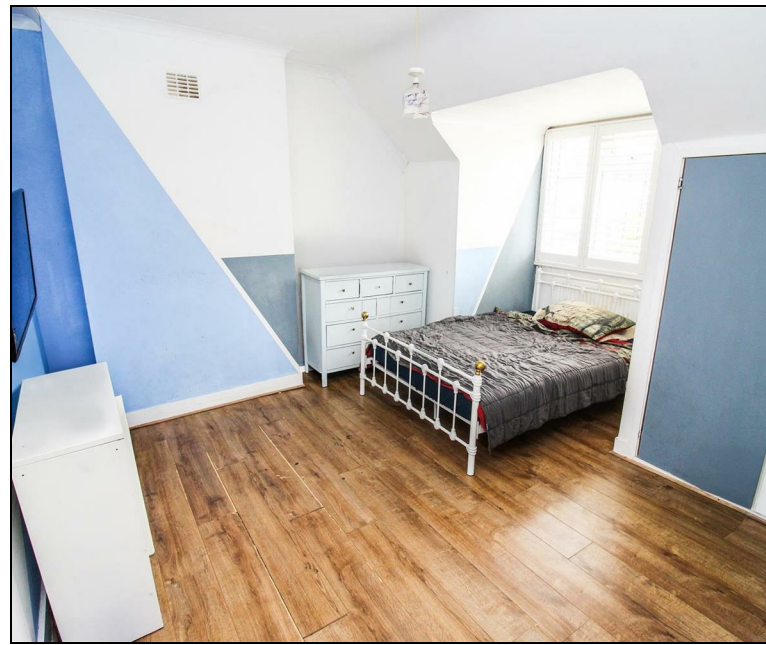
 4  2  2  E Council Tax Band : E



@turnersleigh



Turner Sales & Lettings



**ENTRANCE HALL**  
12'2" x 5'7" (3.71m x 1.70m)

**RECEPTION ROOM /  
BEDROOM FOUR**  
12'7" x 10'5" (3.84m x 3.18m)

**DINING ROOM**  
17'8" into bay x 11'11"  
(5.38m into bay x 3.63m)

**KITCHEN / LIVING AREA**  
28'9" x 21'8" (8.76m x 6.60m)

**UTILITY ROOM**  
16'6" x 4'8" (5.03m x 1.42m)

**OFFICE**  
6'10" x 4'8" (2.08m x 1.42m)

**SHOWER ROOM**  
7'5" x 4'1" (2.26m x 1.24m)

**LANDING**  
9'10" x 4'6" (3.00m x 1.37m)

**BEDROOM ONE**  
13'6" x 13'5" reducing to  
9'9" (4.11m x 4.09m  
reducing to 2.97m)

**BEDROOM TWO**  
11'9" x 11'8" (3.58m x 3.56m)

**BEDROOM THREE**  
10' plus recess x 6'1"  
(3.05m plus recess x 1.85m)

**BATHROOM**  
9'9" x 4'1" (2.97m x 1.24m)

**REAR GARDEN**  
approximately 40'  
(approximately 12.19m)

**REAR DRIVE TO DETACHED  
GARAGE**

**CORNER PLOT**



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

