

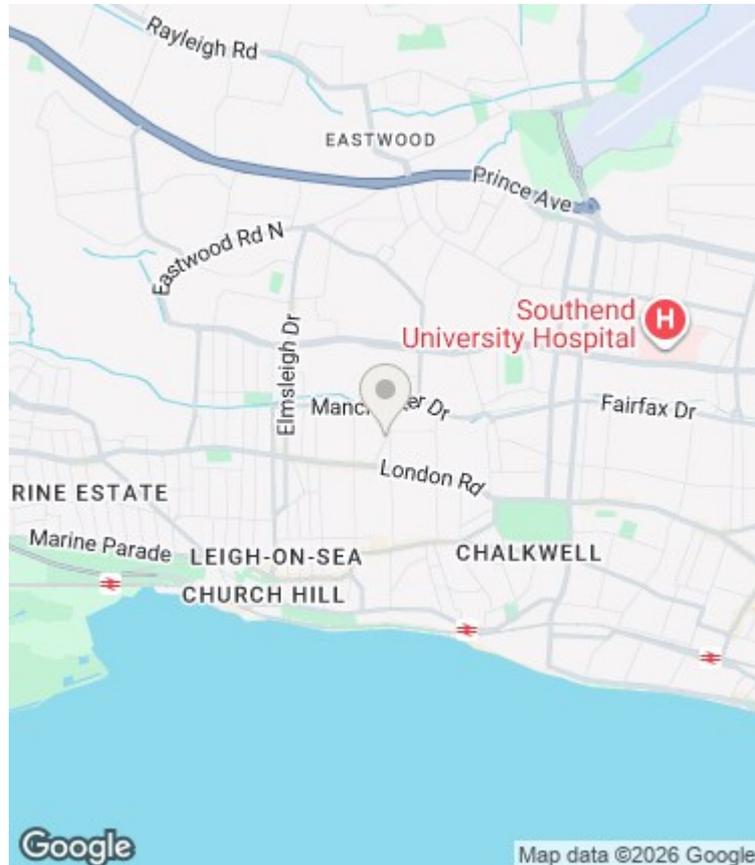
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		42	
(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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FULLY DETACHED CHALET
NO ONWARD CHAIN
WALKING DISTANCE OF CHALKWELL STATION WITH
TRAINS INTO LONDON
TWO RECEPTION ROOMS
UTILITY ROOM

POTENTIAL TO CREATE YOUR BESPOKE FAMILY HOME
15 MINUTE WALK TO THE BROADWAY
CLOSE TO SCHOOLS, PARKS AND TRANSPORT LINKS
KITCHEN / BREAKFAST ROOM
BLOCK PAVED DRIVEWAY

Pavilion Drive, Leigh-On-Sea

£485,000

WELCOME TO PAVILION DRIVE IN THE HEART OF LEIGH ON SEA, THIS FULLY DETACHED CHALET OFFERS AN OPPORTUNITY TO CREATE YOUR BESPOKE FAMILY HOME. Once inside the entrance hall, stairs rise to the first floor with cupboard under, radiator and picture rail. Either side of the entrance hall are the lounge and dining room, both with bay windows. The very large kitchen / breakfast room runs across the back of the property with double glazed window to rear and French doors onto the Conservatory, range of fitted eye and base level units with work surface over incorporating sink unit with mixer tap, built in electric oven, four ring gas hob with extractor fan over, integrated dishwasher, space for fridge / freezer and storage cupboard. Off the kitchen is a utility room with double glazed door and window to side. The bathroom has obscure double glazed window to side, white suite comprising bath with shower over, pedestal wash hand basin and low level W.C. On the first floor are three bedrooms, all with double glazed windows and radiator. Bedrooms two and three have eaves storage. Externally, a block paved driveway to the front provides off road parking for two vehicles. Side access to the good sized rear garden, which is mostly laid to lawn.

 3  1  2  E Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL

5.89m x 4.09m (19'4" x 13'5")

LOUNGE

4.67m into bay x 3.53m (15'4" into bay x 11'7")

DINING ROOM

4.60m into bay x 3.56m (15'1" into bay x 11'8")

KITCHEN / BREAKFAST ROOM

6.63m x 3.71m (21'9" x 12'2")

UTILITY ROOM

2.57m x 1.88m (8'5" x 6'2")

CONSERVATORY

3.00m x 2.16m (9'10" x 7'1")

BATHROOM

2.03m x 1.96m (6'8" x 6'5")

LANDING

4.55m x 1.40m (14'11" x 4'7")

BEDROOM ONE

4.39m x 3.35m plus door recess (14'5" x 11' plus door recess)

BEDROOM TWO

3.89m x 2.77m reducing to 1.73m (12'9" x 9'1" reducing to 5'8")

BEDROOM THREE

3.86m x 2.82m reducing to 1.73m (12'8" x 9'3" reducing to 5'8")

BLOCK PAVED DRIVEWAY

FANTASTIC PROJECT PROPERTY

