



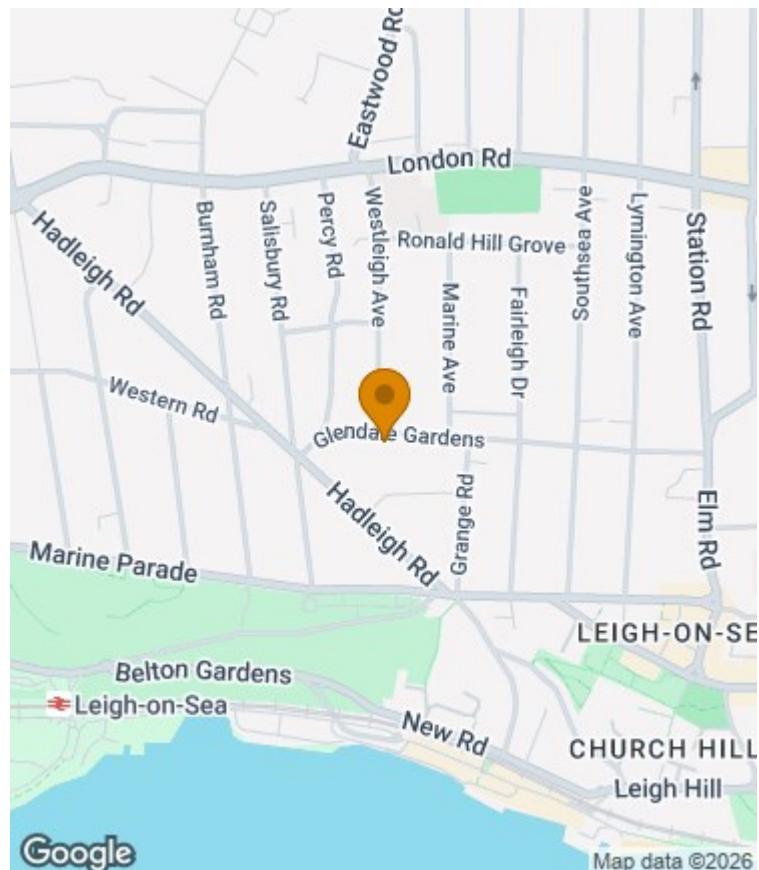
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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	

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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SUPER STYLISH AND CHARMING FAMILY HOME

THREE BEDROOMS

WEST LEIGH SCHOOL CATCHMENT AREA

ORANGERY OPENING ONTO THE REAR GARDEN

GOOD SIZE LOUNGE WITH FEATURE FIREPLACE

PERFECT BLEND OF ORIGINAL AND COMTEMPORARY FEATURES

WALKING DISTANCE OF THE BROADWAY AND LEIGH TRAIN STATION

CHIC OPEN PLAN KITCHEN / DINER WITH WOOD BURNER

SOUTH FACING REAR GARDEN - APPROXIMATELY 60'

GROUND FLOOR CLOAKROOM

Glendale Gardens, Leigh-On-Sea

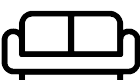
Guide Price

£490,000 - £510,000



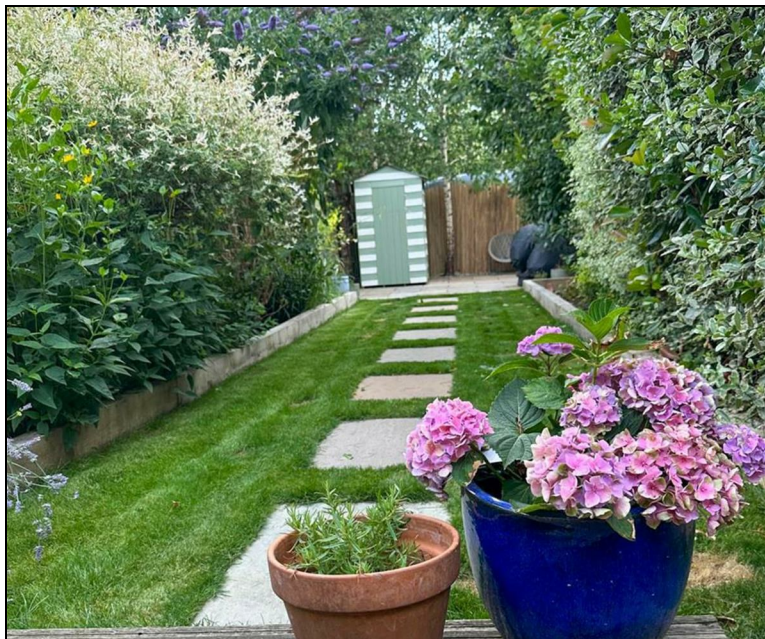
WHAT & WHERE - LOCATED IN THE HEART OF LEIGH, THIS SUPER STYLISH FAMILY HOME SHOWCASES THE PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES WHILST OFFERING EASY ACCESS TO LEIGH BROADWAY AND TRAIN STATION, THE PROPERTY ALSO FALLS WITHIN THE WEST LEIGH SCHOOL CATCHMENT. WITH THREE BEDROOMS, CHIC OPEN PLAN KITCHEN / DINER WITH WOOD BURNER, LEADING ONTO THE ORANGERY WHICH HAS FRENCH DOORS ONTO THE GREAT SIZED SOUTH FACING GARDEN. THIS SUPER FAMILY HOME REALLY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED

WHY - A PERFECT UPSIZE FOR THOSE LOOKING TO TAKE THE NEXT STEP ON THE PROPERTY LADDER, THOSE LOOKING TO COMMUTE OR A YOUNG FAMILY WISHING TO BE CLOSE TO ALL AMENITIES AND GOOD SCHOOL CATCHMENTS.

 3  1  2  C

Council Tax Band : C





ENTRANCE HALL
12'7" x 5'7" (3.84m x 1.70m)

LOUNGE
16'1" into bay x 12'3"
(4.90m into bay x 3.73m)

OPEN PLAN KITCHEN / DINER
18'3" x 12'2" (5.56m x 3.71m)

ORANGERY
16'1" x 6'7" (4.90m x 2.01m)

GROUND FLOOR CLOAKROOM
4' x 2'5" (1.22m x 0.74m)

LANDING
10'4" x 7'6" (3.15m x 2.29m)

BEDROOM ONE
16'4" into bay x 10' 11" max (4.98m into bay x 3.05m 3.35m max)

BEDROOM TWO
12'22 x 10'7" (3.66m x 3.23m)

BEDROOM THREE
8'11" x 6'11" (2.72m x 2.11m)

BATHROOM
7'6" x 6'3" (2.29m x 1.91m)

SOUTH FACING REAR GARDEN
approximately 60'
(approximately 18.29m)



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