



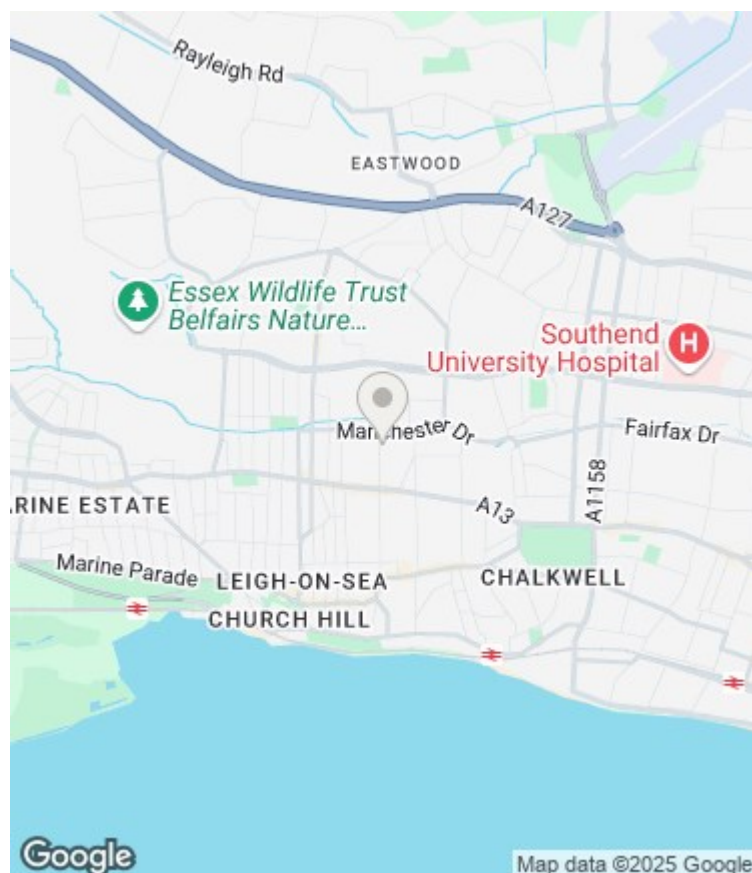
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

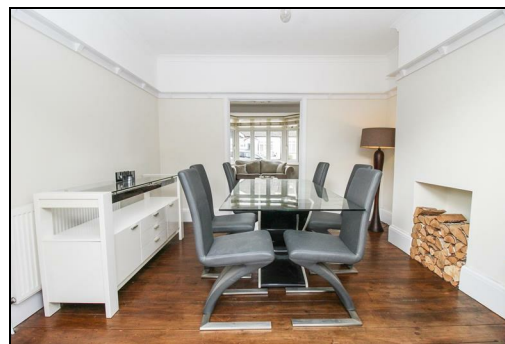
#### Viewing

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



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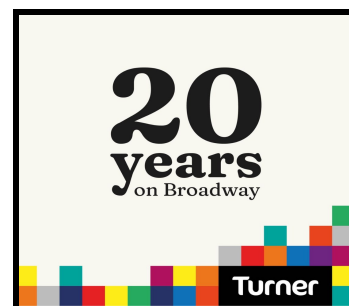


SOUGHT AFTER RESIDENTIAL LOCATION  
ENSUITE TO MASTER BEDROOM  
TWO SPACIOUS RECEPTION ROOMS  
REAR GARDEN IN EXCESS OF 60'  
WALKING DISTANCE OF CHALKWELL STATION

THREE LARGE DOUBLE BEDROOMS  
BATHROOM & SEPARATE W.C  
MODERN RE-FITTED KITCHEN  
OFF STREET PARKING  
SCHOOL CATCHMENT FOR DARLINGHURST  
AND BELFAIRS ACADEMY

**Cheltenham Drive, Leigh-On-Sea**

**£565,000**



WHAT & WHERE - LOCATED ON THIS POPULAR, TREE-LINED RESIDENTIAL STREET IN THE HEART OF LEIGH ON SEA, THIS SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME. WITH TWO RECEPTION ROOMS, RE-FITTED KITCHEN, REAR GARDEN IN EXCESS OF 60 FEET AND OFF STREET PARKING. OTHER BENEFITS INCLUDE AN ENSUITE TO THE MASTER BEDROOM, A DETACHED GARAGE IN THE REAR GARDEN, IDEAL FOR HOME OFFICE OR GYM. LOCATED WITHIN WALKING DISTANCE OF CHALKWELL STATION AND WITH SOUGHT AFTER SCHOOL CATCHMENT AREAS, WE ANTICIPATE A LOT OF INTEREST IN THIS PROPERTY.

WHY - IDEAL FOR ANYONE LOOKING FOR A SPACIOUS FAMILY HOME WITH GREAT SIZED DOUBLE BEDROOMS FOR THE CHILDREN. WOULD ALSO SUIT A DOWNSIZER, LOOKING FOR A PEACEFUL LOCATION, BUT STILL WITHIN EASY WALKING DISTANCE OF CHALKWELL STATION AND THE FASHIONABLE LEIGH BROADWAY.

 3  2  2  D

Council Tax Band : D



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#### ENTRANCE HALL

3.61m x 2.03m (11'10" x 6'8")

#### LOUNGE WITH BAY WINDOW

4.67m into bay x 3.89m (15'4" into bay x 12'9")

#### SEPARATE DINING ROOM

3.63m x 3.43m (11'11" x 11'3")

#### REFITTED KITCHEN

3.48m x 2.24m (11'5" x 7'4")

#### BEDROOM ONE

3.73m x 3.43m (12'3" x 11'3")

#### ENSUITE

2.49m x 1.37m (8'2" x 4'6")

#### BEDROOM TWO

3.91m x 3.68m (12'10" x 12'1")

#### BEDROOM THREE

3.66m x 3.48m (12' x 11'5")

#### BATHROOM

2.24m x 1.68m (7'4" x 5'6")

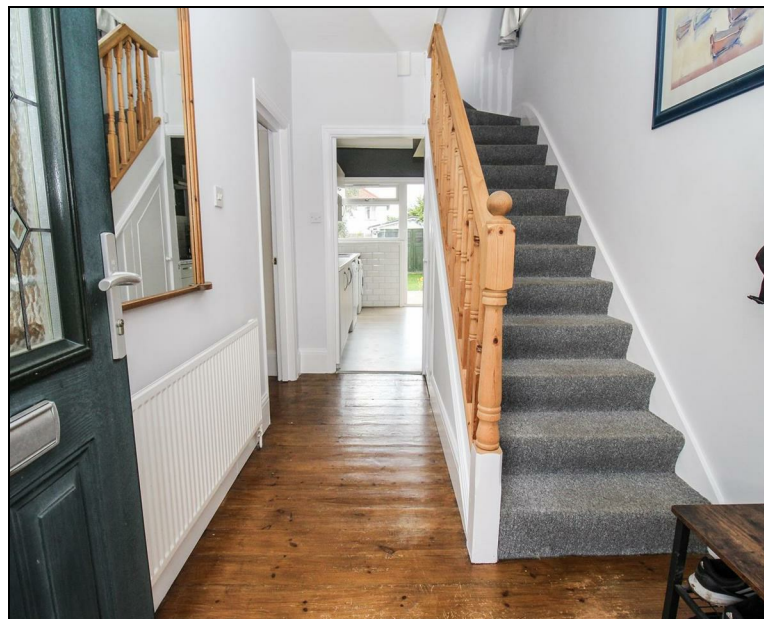
#### SEPARATE W.C

1.32m x 0.81m (4'4" x 2'8")

#### REAR GARDEN

in excess of 18.29m (in excess of 60')

#### OFF STREET PARKING



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