



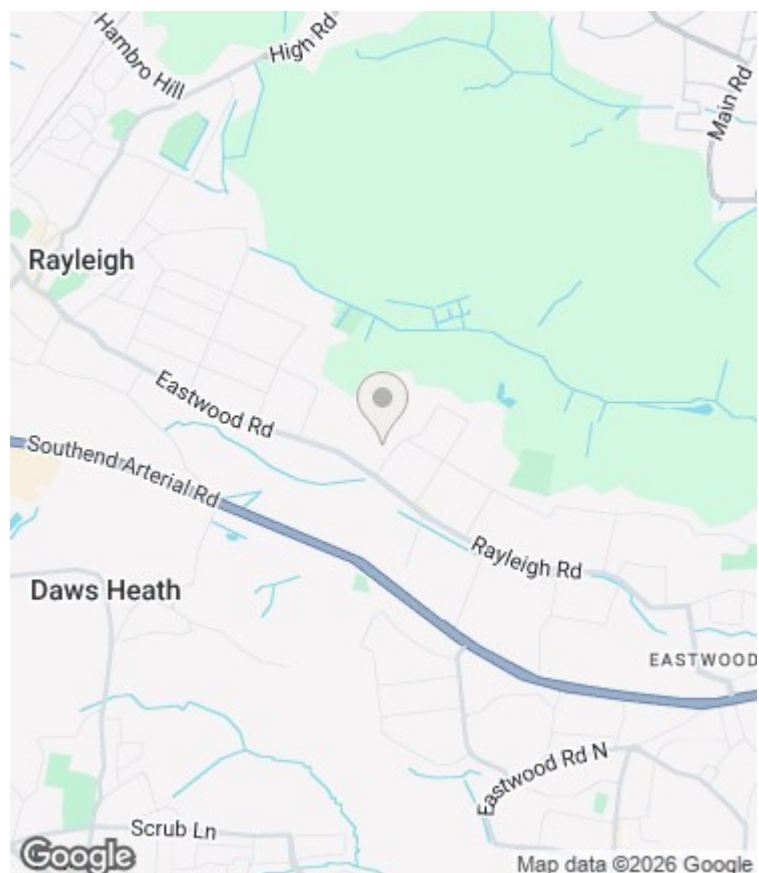
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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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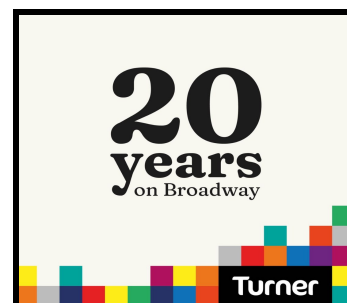


THREE DOUBLE BEDROOMS
NO ONWARD CHAIN - MOVE STRAIGHT IN
POPULAR RESIDENTIAL LOCATION
SOUTH BACKING REAR GARDEN - IN EXCESS
OF 100'
GARAGE AND DRIVEWAY

GREAT POTENTIAL TO EXTEND (STPP)
SPACIOUS SEMI-DETACHED FAMILY HOME
CUL DE SAC POSITION
OPEN PLAN DESIGN TO GROUND FLOOR
GROUND FLOOR CLOAKROOM

Southwood Gardens, Leigh-On-Sea

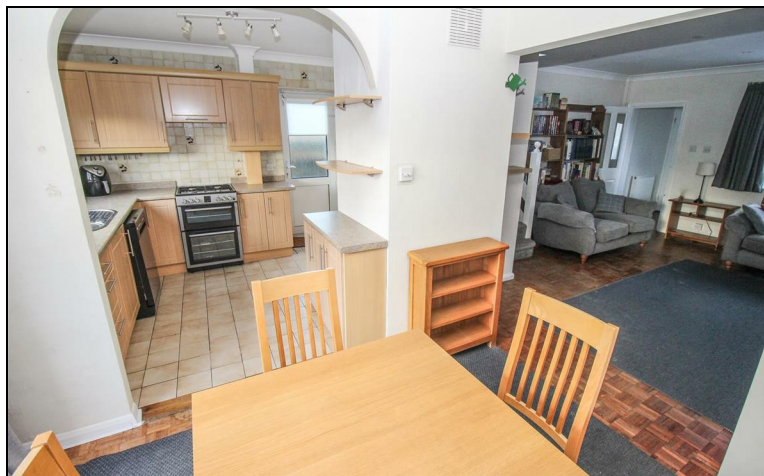
GUIDE PRICE £425,000 - £450,000



WHAT & WHERE - TUCKED AWAY IN A CUL DE SAC IN THIS POPULAR RESIDENTIAL AREA AND OFFERING EXCELLENT POTENTIAL TO EXTEND (STPP), THIS EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME. OFFERING A HUGE SOUTH BACKING REAR GARDEN, OPEN PLAN GROUND FLOOR LAYOUT, GROUND FLOOR CLOAKROOM AND AVAILABLE WITH NO ONWARD CHAIN, WE STRONGLY ADVISE YOU VIEW THIS HOUSE AS SOON AS POSSIBLE.

WHY - IDEAL FOR GROWING FAMILIES, COMMUTERS, YOUNG PROFESSIONALS OR THOSE LOOKING TO DOWNSIZE, BUT STILL BE CLOSE TO GREAT TRANSPORT LINKS.

 3  1  2  C Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE PORCH

1.45m x 1.32m (4'9" x 4'4")

GROUND FLOOR

CLOAKROOM

1.32m x 1.07m (4'4" x 3'6")

LOUNGE

4.55m x 4.32m (14'11" x 14'2")

DINING AREA

3.02m x 2.67m (9'11" x 8'9")

FITTED KITCHEN

4.06m max x 2.74m (13'4" max x 9')

LANDING

2.87m x 1.09m (9'5" x 3'7")

BEDROOM ONE

3.73m x 3.02m (12'3" x 9'11")

BEDROOM TWO

3.63m x 2.54m (11'11" x 8'4")

BEDROOM THREE

2.87m x 2.54m (9'5" x 8'4")

BATHROOM

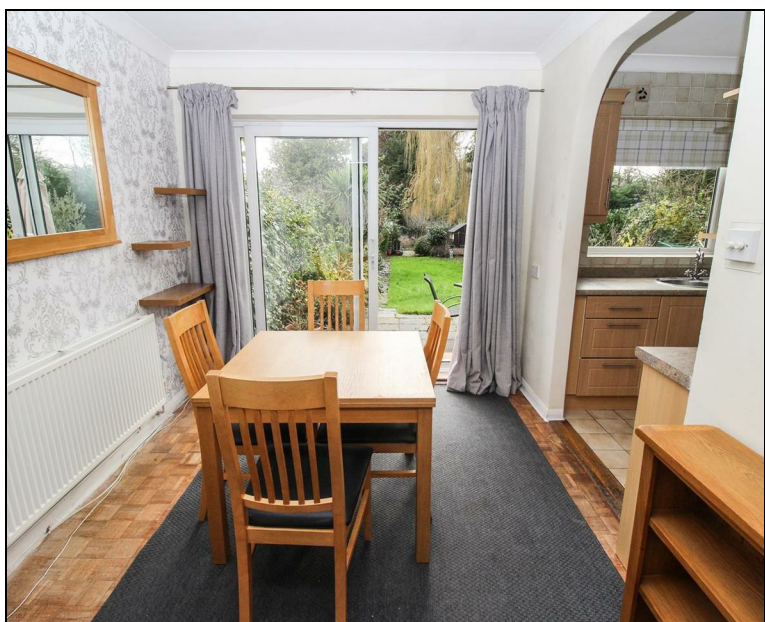
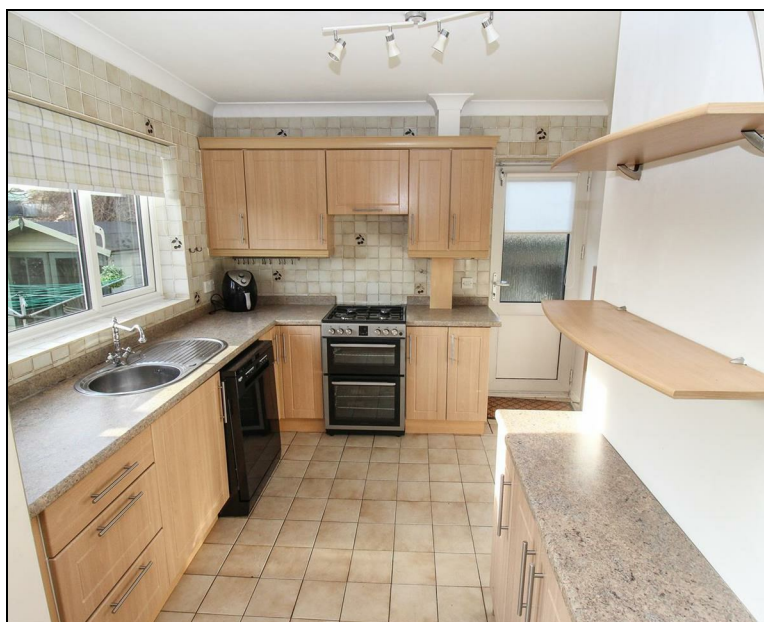
3.07m x 1.73m (10'1" x 5'8")

GARAGE WITH ELECTRIC ROLLER DOOR

5.61m x 2.36m (18'5" x 7'9")

SOUTH BACKING REAR GARDEN

in excess of 30.48m (in excess of 100')



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