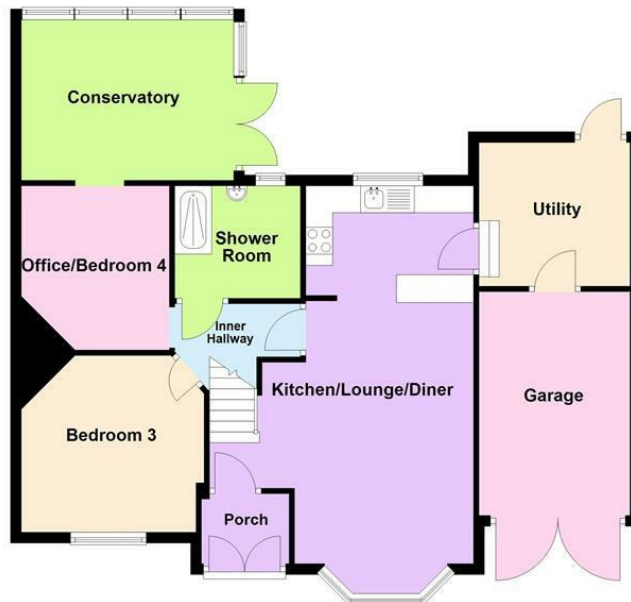


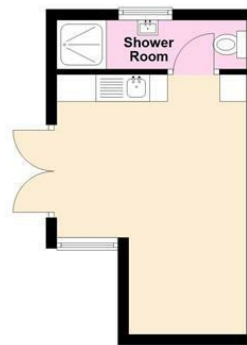
Ground Floor



First Floor



Outbuilding

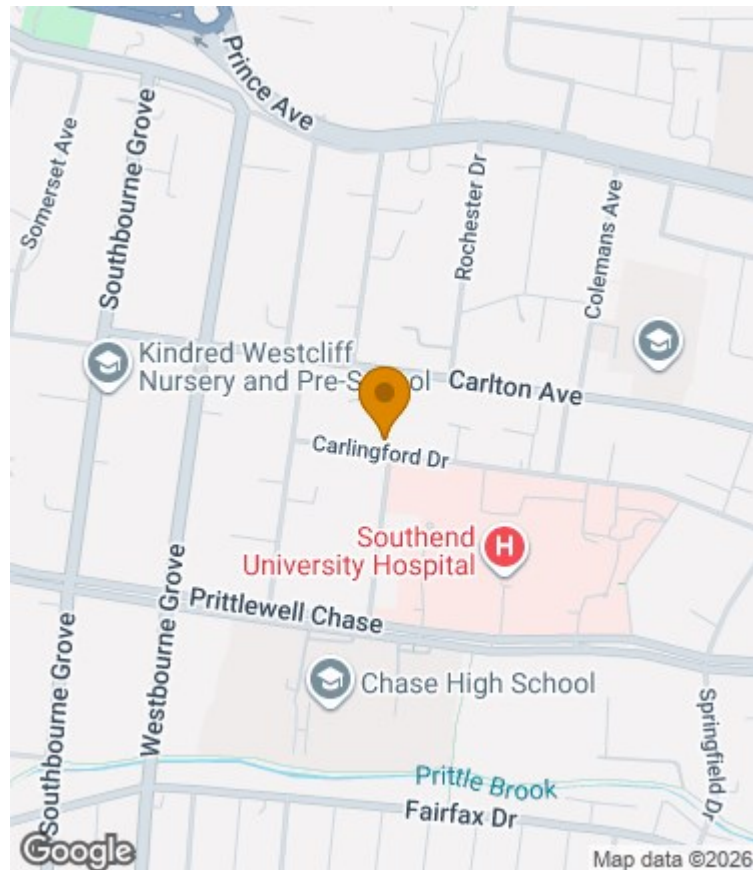


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



SOUGHT AFTER LOCATION
OPEN PLAN KITCHEN / LIVING AREA
THREE / FOUR BEDROOMS
VERSATILE OUTBUILDING WITH KITCHENETTE AND HEATING
EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS

FLEXIBLE, VERSATILE AND SPACIOUS ACCOMMODATION
A GARDENERS DREAM REAR GARDEN IN EXCESS OF 130'
GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
GARAGE AND UTILITY ROOM
DRIVEWAY PROVIDING OFF ROAD PARKING FOR NUMEROUS VEHICLES

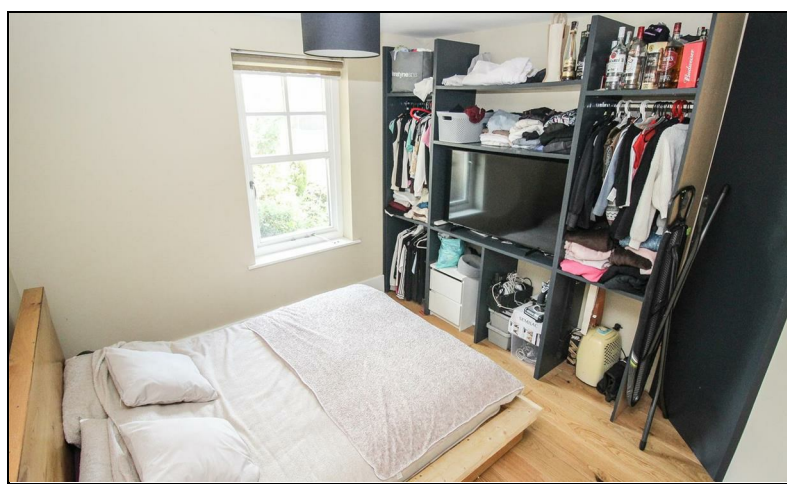
Carlingford Drive, Westcliff-On-Sea
Guide Price £475,000 - £495,000



WHAT & WHERE - IDEALLY POSITIONED FOR EXCELLENT SCHOOL CATCHMENTS, SOUTHEND HOSPITAL, PRIORY PARK AND LOCAL TRANSPORT LINKS, THIS SPACIOUS SEMI-DETACHED CHALET, OFFERING EXTREMELY FLEXIBLE AND VERSATILE ACCOMMODATION. WITH A STUNNING REAR GARDEN IN EXCESS OF 130' , VERSATILE OUTBUILDING WITH KITCHENETTE, TWO WORKSHOPS, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM, THIS PROPERTY OFFERS AN OPPORTUNITY TO CREATE YOUR OWN BESPOKE FAMILY HOME.

WHY - THIS PROPERTY WOULD SUIT A YOUR FAMILY, PROFESSIONAL COUPLE OR SOMEONE LOOKING TO DOWNSIZE, BUT STILL BE WITHIN EASY STRIKING DISTANCE OF ALL LOCAL AMENITIES AND TRANSPORT LINKS.

 3  2  2  D Council Tax Band : C



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Turner Sales & Lettings



ENTRANCE PORCH

7'1" x 3'10" (2.16m x 1.17m)

OPEN PLAN KITCHEN / LIVING AREA

28'6" into bay x 16'8" reducing to 10'3" (8.69m into bay x 5.08m reducing to 3.12m)

INNER HALLWAY

7'22 x 5'7" maximum (2.13m x 1.70m maximum)

BEDROOM THREE

11'2" x 10'11" (3.40m x 3.33m)

OFFICE / BEDROOM FOUR

9'11" x 9'6" (3.02m x 2.90m)

GROUND FLOOR SHOWER ROOM

7'5" x 7'1" (2.26m x 2.16m)

CONSERVATORY

12'10" x 10'2" (3.91m x 3.10m)

BEDROOM ONE

13'2" x 11'3" (4.01m x 3.43m)

BEDROOM TWO

11'11" x 11' (3.63m x 3.35m)

FIRST FLOOR BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

VERSATILE OUTBUILDING

15'9" x 11'7" (4.80m x 3.53m)

SHOWER ROOM

11'7" x 2'11" (3.53m x 0.89m)

OPEN WORKSHOP

21'2" x 12'8" (6.45m x 3.86m)

COVERED WORKSHOP

16'6" x 13'6" (5.03m x 4.11m)

UTILITY ROOM

9'5" x 9'3" (2.87m x 2.82m)

GARAGE

14' x 9' (4.27m x 2.74m)



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