

**Leigh Park Road, Leigh-On-Sea**  
**£675,000**

*Turner Sales offer this extended and completely refurbished three bedroom semi-detached cottage situated on a generous sized plot with PANORAMIC SEAVIEWS. The property boasts off street parking for three cars and south backing tiered garden. Internally, this beautiful home has been refurbished to a very high standard offering modern living. With luxury kitchen, open plan lounge/diner to ground floor, three bedroom and modern bathroom to first floor and second floor loft room with fantastic views. Call to arrange a viewing.*

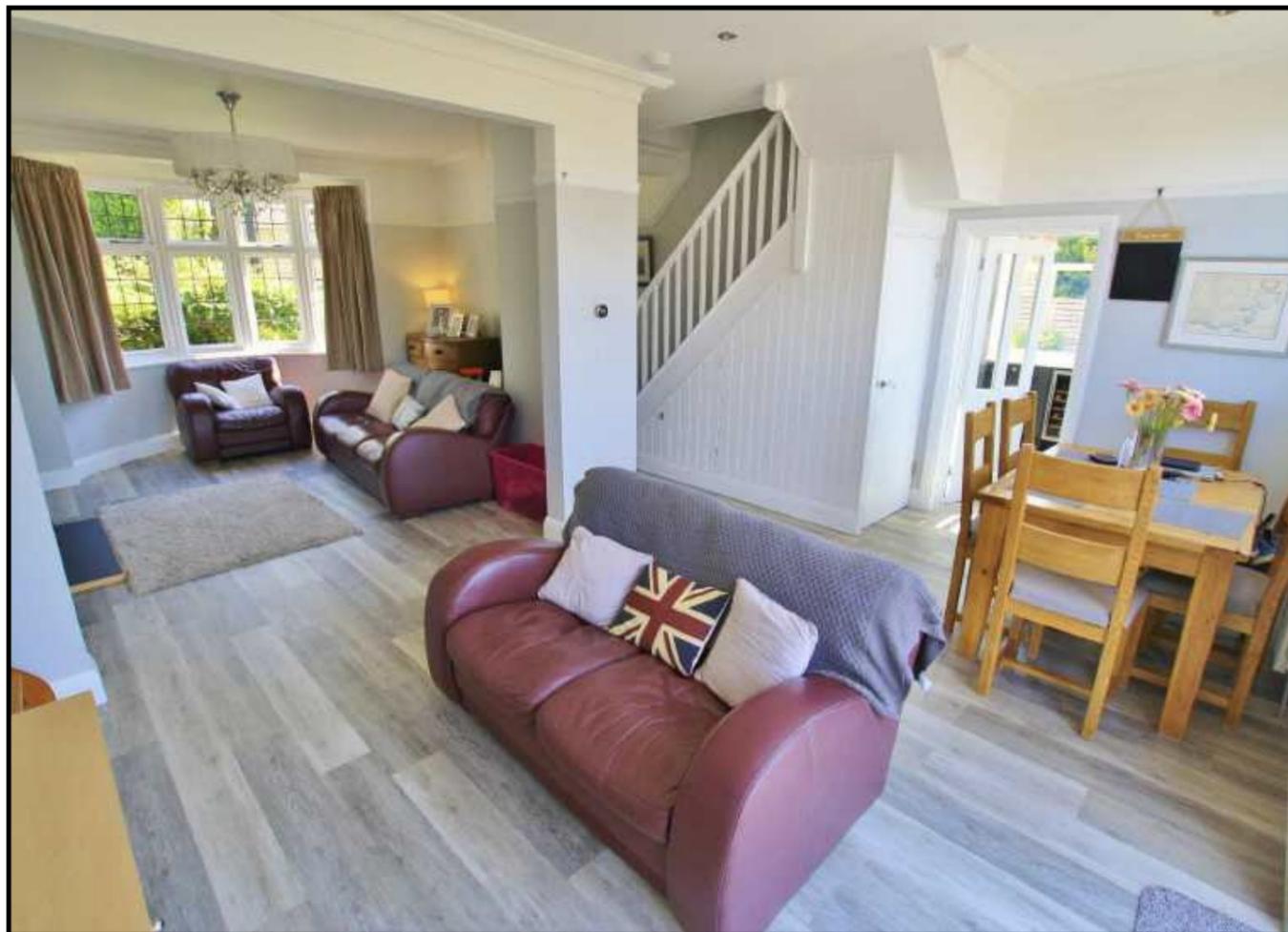
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**Call to arrange your viewing today**  
**01702 710555**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>32</b>	<b>76</b>
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>26</b>	<b>70</b>
EU Directive 2002/91/EC			



Bedroom Three 8'0 x 5'11 (2.44m x 1.80m)  
Smooth ceiling, lead lined windows to front, wall mounted radiator, carpet laid to floor.

Bathroom 8'1 x 6'2 (2.46m x 1.88m)  
Three piece suite comprising panel bath with rainfall shower over, wash hand basin with mixer tap and storage below, low level w/c with push button, tiling to two walls, karndeian flooring.

2nd Floor Loft Room 16'11 x 8'11 (5.16m x 2.72m)  
Two south facing velux windows, smooth ceiling, eaves storage, carpet laid to floor.

Rear Garden  
South backing commencing with decked area and steps leading to lawn, further steps to gravel area and rear access, pathway on middle tier leading to side access.

Front Garden  
Steps leading down from parking to front door and front garden, pathway to gate leading through to rear garden.

Parking  
Paved, offering off street parking for three cars.

Agents Notes  
The property was built in the early 1900s and sits comfortably next to Old Leigh and is within a short walk to Leigh Broadway, Mainline Station and local bars, shops and restaurants.



### Main Features

- FULLY REFURBISHED
- PANORAMIC SEAVIEWS
- SEMI-DETACHED
- THREE BEDROOMS
- OFF STREET PARKING FOR THREE CARS
- LUXURY BATHROOM & KITCHEN
- SOUTH BACKING GARDEN
- SHORT WALK TO OLD LEIGH/BROADWAY/STATION

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Entrance  
Steps leading down to storm porch, wood front door with obscure glass panel leading to...

Hallway  
Smooth ceiling with coving, picture rail, wall mounted vertical radiator, carpeted stairs to first floor, karndeian flooring flowing through to...

Dining Area 17'4 x 11'3 (5.28m x 3.43m)  
UPVC double glazed french doors leading to south backing decked area and large UPVC double glazed window to south aspect, smooth ceiling with coving and inset spotlights, wall mounted radiator, under stairs storage, karndeian flooring flowing through to..

Lounge 14'0 x 11'4 (4.27m x 3.45m)  
Smooth ceiling with coving, picture rail, lead lined bay window to front, wall mounted radiator, log burner with slate hearth, karndeian flooring.

Kitchen 13'9 x 9'10 (4.19m x 3.00m)  
UPVC double glazed windows to side and rear UPVC double glazed door leading to south backing decked area, smooth ceiling with inset spotlights and lantern light, vertical radiator, light granite work surfaces with dark grey wall and base units, inset ceramic sink, integrated 'Siemens' appliances including, washing machine, dishwasher, fridge/freezer, oven and five ring hob, karndeian to flooring.

Bedroom One 14'3 x 11'5 (4.34m x 3.48m)  
Lead lined windows to front with window seat and storage under, smooth ceiling, two fitted wardrobes, radiator, carpet laid to floor.

Bedroom Two 11'6 x 8'11 (3.51m x 2.72m)  
Smooth ceiling, UPVC double glazed window to rear with seaviews, wall mounted radiator, carpet laid to floor.

