

*To arrange a viewing contact us
today on 01268 777400*



Cheltenham Drive, Leigh-On-Sea Guide price £425,000

Guide price £425k-£450k

Located in a highly desirable and family-friendly neighbourhood, this charming and spacious family home offers a fantastic opportunity for buyers seeking both comfort and convenience.

The property boasts well-proportioned rooms throughout, including a bright living space, generous bedrooms, and a sizable kitchen. A beautifully maintained rear garden provides the ideal outdoor space for entertaining.

Set within close proximity to a variety of local shops, parks, and excellent transport links, this home is ideally positioned for commuters while also benefiting from a selection of highly regarded schools nearby—making it a perfect choice for families.

Entrance Hall

Living Room

11'6" x 11'3" (3.51 x 3.44)

Dining Room

11'7" x 10'2" (3.54 x 3.10)

Kitchen

19'1" x 9'9" (5.84 x 2.99)

Landing

Bedroom One

11'8" x 11'6" (3.56 x 3.51)

Bedroom Two

11'4" x 10'4" (3.46 x 3.16)

Bedroom Three

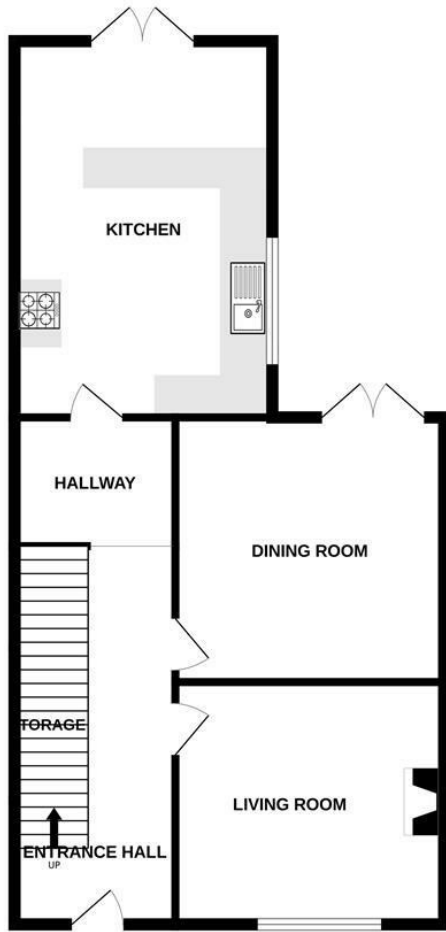
8'3" x 5'8" (2.52 x 1.73)

Bathroom

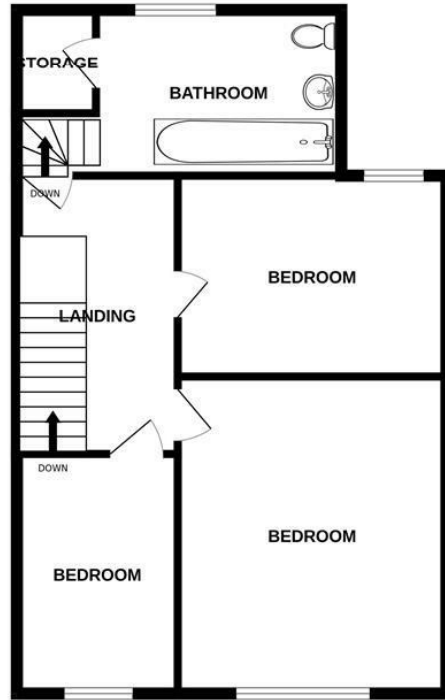
Driveway

Garden

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



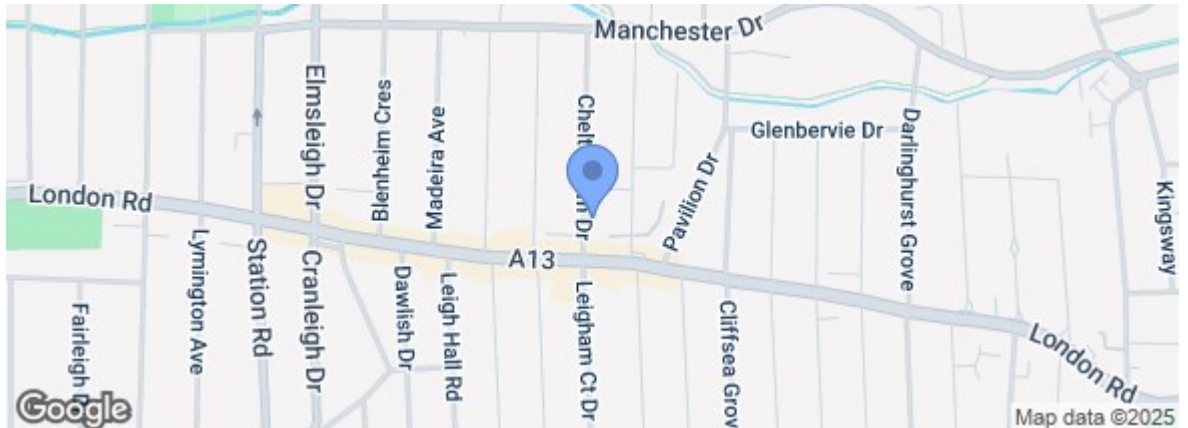
1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	70
(81-91) B	
(69-80) C	
(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	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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