

To arrange a viewing contact us  
today on 01268 777400



## Tankerville Drive, Leigh-On-Sea Guide price £525,000

GUIDE PRICE £525k-£550k

Situated on the ever-popular Tankerville Drive, this spacious and stylish four-bedroom terraced home offers modern living in a sought-after Leigh-on-Sea location.

The heart of the home is the open-plan kitchen/diner, fully fitted with contemporary units and integrated appliances, flowing seamlessly into a bright conservatory—ideal for family dining or entertaining. A separate front lounge provides a cosy retreat for relaxing evenings.

Arranged over two upper floors, the property boasts four well-proportioned bedrooms. The first-floor master includes built-in wardrobes, while new flooring has been recently laid throughout.

Externally, the property benefits from a beautifully landscaped rear garden with new fencing, and a private driveway providing off-street parking for two vehicles.

Within close proximity to excellent local schools, parks, transport links, and just a short distance from the vibrant Leigh Broadway with its array of cafés, restaurants and independent shops—this is an ideal home for the growing family.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Entrance Hall**

## **Lounge**

12'3" x 10'4" (3.75 x 3.17)

## **Kitchen/Dining Room**

18'0" x 13'1" (5.50 x 4.00)

## **Conservatory/Dining Area**

11'5" x 10'2" (3.50 x 3.10)

## **Landing**

## **Bedroom One**

12'5" x 11'9" (3.80 x 3.60)

## **Bedroom Two**

13'1" x 9'10" (4.00 x 3.00)

## **Bathroom**

## **Landing**

## **Bedroom Three**

12'9" x 9'10" (3.90 x 3.00)

## **Bedroom Four**

13'1" x 5'10" (4.00 x 1.80)

## **Bathroom Two**

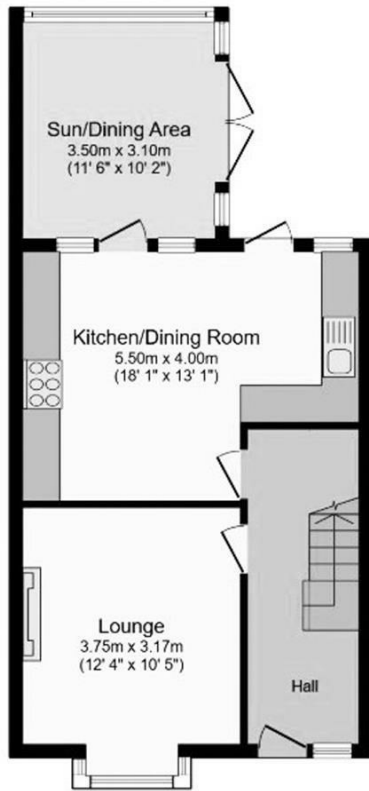
## **Garden**

## **Driveway**

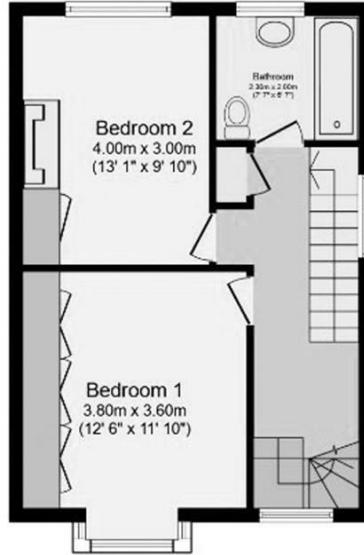
# ASPIRE

ESTATE AGENTS  
TANKERVILLE DRIVE  
LEIGH-ON-SEA

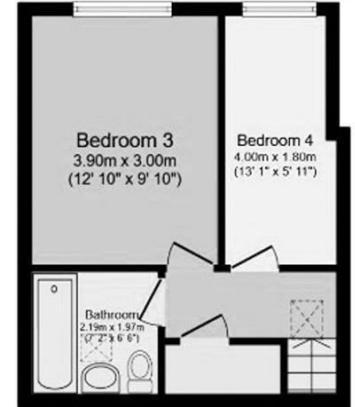
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**Ground Floor**



**First Floor**



**Second Floor**

| 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>           |                         |           |
| (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>England &amp; Wales</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 plus) <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>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.