

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brendon Way, Westcliff-on-Sea, SS0 0JF



GUIDE PRICE £425,000 - £450,000

We are delighted to welcome to the market this impressive three bedroom semi-detached house on the borders of Westcliff and Eastwood. This lovely extended home boasts plenty of downstairs living space with a modern kitchen which then opens onto a separate breakfast room and also onto the spacious lounge/diner. Further benefitting from a four piece bathroom suite; generous 75ft rear garden; garage and driveway for two cars.

EPC rating - D. Our Ref: 16199

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Accommodation comprises of entrance via composite door to:

HALLWAY Skimmed ceiling. Double glazed window to front aspect. Stairs to first floor. Understairs storage. Radiator. Solid wood flooring. Doors to:

CLOAKROOM Skimmed ceiling. Obscured double glazed window to side aspect. Close coupled WC. Wash hand basin with storage beneath. Chrome heated towel rail. Fully tiled.

BREAKFAST ROOM 9' 6" x 6' 9" (2.9m x 2.06m) Skimmed ceiling. Double glazed window to side aspect. Radiator. Solid wood flooring. Opening to:



KITCHEN 16' 5" x 9' 10" (5m x 3m) Skimmed ceiling. Double glazed window to rear aspect. Double glazed French doors to rear garden. Range of base and eye level units. Roll edge worktops. One and a half sink/drainers. Space for range cooker. Extractor fan above. Space for fridge/freezer. Integrated dishwasher. Integrated washing machine. Downlighting. Plinth lighting. Plinth heater. Tiled splashbacks. Concealed wall mounted combi boiler. Tiled floor. Double doors to:



LOUNGE/DINER 28' 0" x 11' 2" max (8.53m x 3.4m)

Skimmed ceiling. Double glazed bay window to front aspect. Fireplace with log burner. Three radiators.



LANDING Skimmed ceiling. Loft access. Double glazed window to side aspect. Doors to:

BEDROOM ONE 13' 0" x 11' 1" (3.96m x 3.38m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 14' 6" x 9' 4" (4.42m x 2.84m)

Skimmed ceiling. Double glazed bay window to front aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



BATHROOM 9' 6" x 6' 2" (2.9m x 1.88m) Skimmed ceiling with inset spotlights. Obscured double glazed window to rear aspect. Panelled bath. Shower cubicle with mixer shower. Heated towel rail. Close coupled WC. Wash hand basin with storage beneath. Fully tiled. Extractor fan.



FRONT Paved driveway for two cars. Shared side access leading to garage.

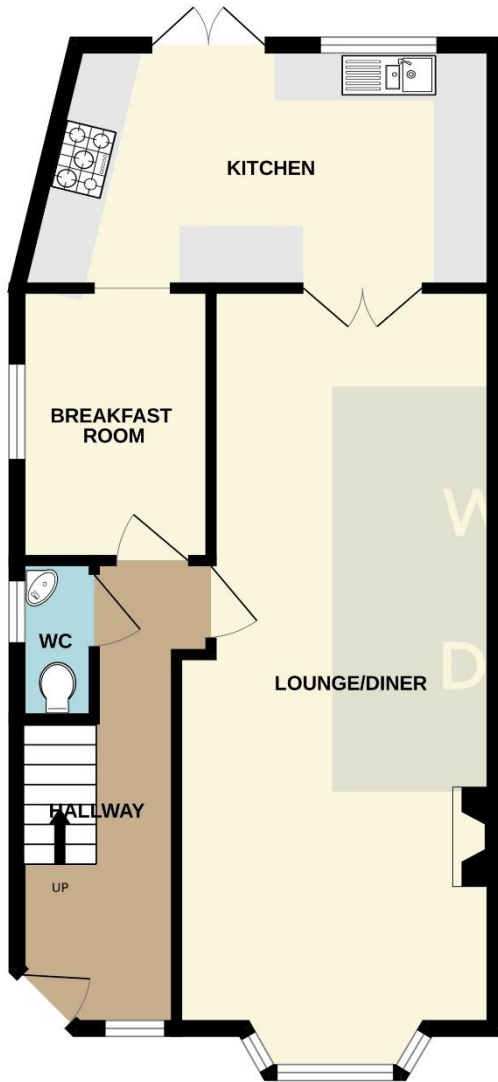
REAR GARDEN Approx. 75ft Paved patio area leading to laid lawn. Flowerbed borders. Rear patio area with hot tub to remain. Water feature. Wood shed to remain. Gated side access. Outside tap. Outside power.

GARAGE/WORK SHOP 25' 8" x 7' (7.82m x 2.13m)

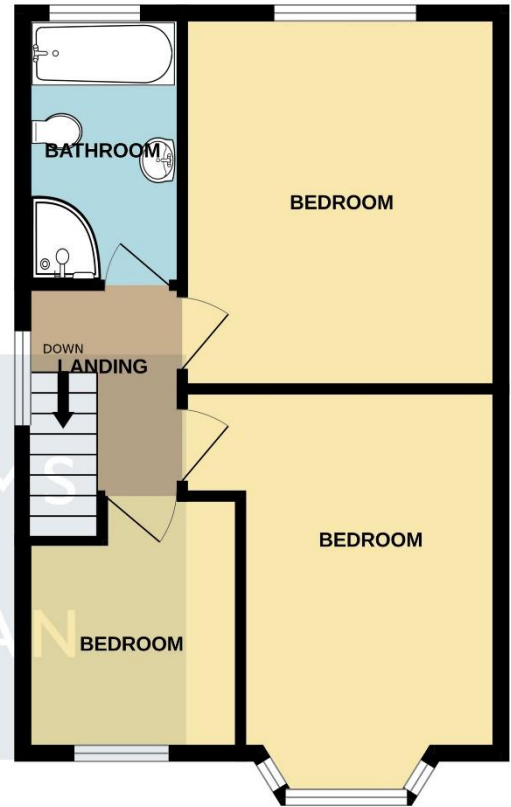
Electric roller door. Power and lighting. Door to rear garden.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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