

# FOR SALE

### Alleyn Place, Westcliff-On-Sea SSO 8AT

Offers In Excess Of £615,000 Freehold Council Tax Band - E

- Detached House
- Quiet Residential Cul-de-Sac
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom, En-Suite & Cloakroom
- Attractive Rear Garden
- Detached Garage & Off Street Parking
- South of London Road
- Convenient for Rail Station & Amenities

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

# appointmoor

### Description

Set in a quiet residential cul-de-sac, south of the London road, this delightful detached three bedroom house offers good size rooms, attractive rear garden, garage and parking. Two reception rooms to the ground floor plus a fully fitted kitchen and cloakroom and three double bedrooms, en-suite to principal room and family bathroom to the first floor. Externally there is a

detached garage to the side aspect with off street parking and a well-kept private rear garden with mature shrubbery. Located in a well-regarded residential setting, convenient for Westcliff rail station and amenities, and ideal for schools. Viewing highly advised.

#### Entrance

Front door into entrance hallway with fitted carpet, radiator and storage cupboard. Doors to all rooms.

#### Cloakroom

Two piece cloakroom comprising WC and vanity wash hand basin. Tiled floor and walls, obscure double glazed window to side and chrome heated towel rail.

#### Lounge

Spacious lounge with dual aspect double glazed window to the front and French doors leading out to the rear garden. Fitted carpet, two radiators, coving and decorative fireplace.

#### Kitchen

Fitted kitchen to the front aspect with double glazed window and double glazed door out to the side, tiled floor and inset spotlights. The kitchen has a range of wall and base units with quartz work surfaces, inset 1 & 1/4 sink with mixer tap and wall mounted boiler. Integrated double oven, fridge freezer, dishwasher and washing machine.

#### Dining Room

Dining room to the rear aspect with double glazed window, fitted carpet, radiator and coving. Stairs up to first floor.

#### **First Floor**

First floor landing with fitted carpet, double glazed window to front aspect radiator and storage cupboard housing water tank.

#### Bedroom 1

Bedroom to the front aspect with double glazed window to rear, fitted carpet, radiator and fitted wardrobe. Door to en-suite.

#### **En-Suite**

Three piece suite comprising WC, vanity wash hand basin and corner shower cubicle with curved glazed door. Tiled floor and walls, double glazed window to front, heated towel rail and extractor fan.

#### Bedroom 2

Bedroom to rear aspect with fitted carpet, double glazed window, radiator and fitted cupboard.

#### Bedroom 3

Bedroom to front aspect with fitted carpet, double glazed window and radiator.

#### Bathroom

Three piece suite comprising WC, vanity wash hand basin and bath with shower over and folding glazed screen. Tiled walls and floor, double glazed window to side aspect, heated towel rail and extractor fan.

#### **Rear Garden**

Attractive, well-kept rear garden commencing with paved patio area leading to lawn and mature shrubbery. Gated side access to front.

#### Garage & Parking

Detached garage to the side with off street parking in front.









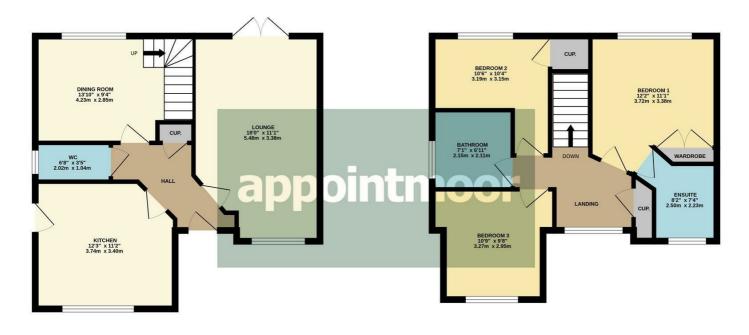






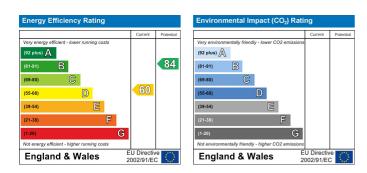


GROUND FLOOR 516 sq.ft. (48.0 sq.m.) approx. 1ST FLOOR 485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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 lems 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 quarante as to their operability or efficiency can be given. Made with Metropix £2023





AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be relied upon as any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

## appointmoor

Appointmoor Sales 72 The Ridgeway, Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU T. 01702 719966 W. appointmoor.co.uk

- facebook.com/appointmoor
- Instagram.com/appointmoor\_estate\_agents
  - twitter.com/appointmoor
- in linkedin.com/company/appointmoor