



FOR SALE

Elms Court, Westcliff-On-Sea SS0 0BF

Guide Price £575,000 Freehold Council Tax Band - E

1184.00 sq ft

- Detached Four Bedroom Family Home
- Four Great Sized Bedrooms
- Spacious Kitchen/Diner
- Two Bathrooms And Downstairs W/C
- Well Maintained South Facing Rear Garden
- Situated Within Great School Catchments
- Easy Access To A127 & Within Close Proximity To Southend Hospital
- Cul-De-Sac Location
- Local Amenities & Local Bus Routes Nearby
- Video Tour Available

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

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Description

WOULD YOU MOVE TO A QUIET CUL-DE-SAC?

Guide Price: £575,000 - £595,000

Nestled in the cul-de-sac of Elms Court, Westcliff-On-Sea, this delightful four-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,184 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining.

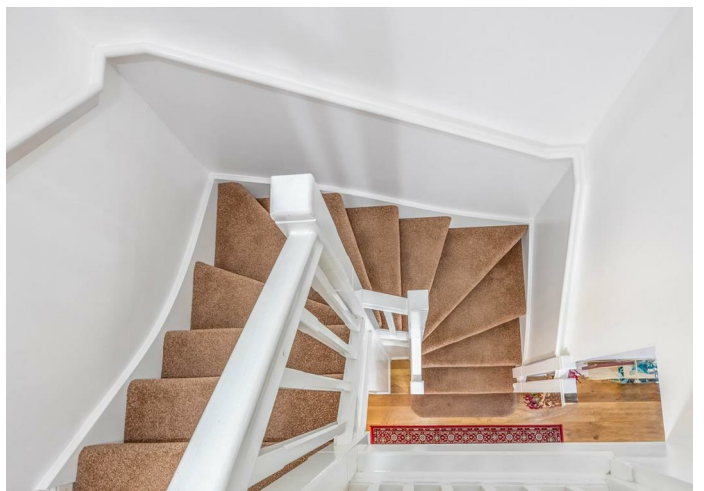
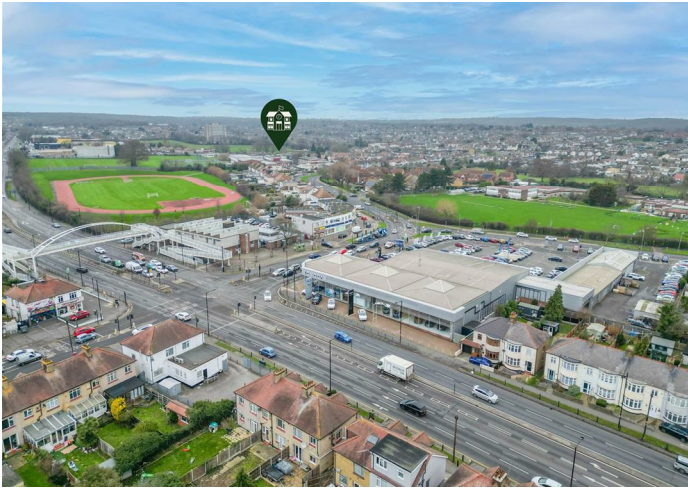
Upon entering, you are greeted by a spacious lounge that provides a warm and welcoming atmosphere with bay window facing into the front garden. The well-appointed kitchen/diner is perfect for family meals and gatherings, while a conveniently spacious downstairs W/C adds to the practicality of the layout. The home features four generously sized bedrooms, with one

benefiting from an ensuite bathroom, ensuring ample space for family and guests alike. A family bathroom completes the upper floor, catering to the needs of a busy household.

Outside, the property offers ample parking for up to three vehicles, along with a garage for additional storage. The well-maintained rear garden provides a serene outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

This residence is ideally located with easy access to the A127, making commuting a breeze. Furthermore, it is within close proximity to Eastwood Primary School, making it an excellent choice for families with children.





Entrance Hall

14'0 x 7'7 (furthest point) (4.27m x 2.31m (furthest point))

UPVC door to entrance, wooden flooring, under stair storage cupboard, pendant lighting.

Lounge

18'1 x 11'1 (5.51m x 3.38m)

Wooden flooring, radiator, double glazed bay window to front aspect, pendant lighting, wooden double doors leading to:

Kitchen/Diner

18'8 x 16'6 (5.69m x 5.03m)

Wooden flooring, radiator, double glazed window to rear aspect, double glazed French doors to rear aspect, base & wall units, wooden rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, space and plumbing for dishwasher, integrated oven, 4 point gas hob with extractor over, ceiling mounted lighting.

Utility Room

5'5 x 4'6 (1.65m x 1.37m)

Wooden flooring, rolltop worksurface incorporating stainless steel sink, space and plumbing for washing machine/tumble dryer, ceiling mounted lighting.

W/C

7'1 x 3'5 (2.16m x 1.04m)

Considerably space downstairs W/C -
Wooden flooring, double glazed obscure window to side aspect, W/C, hand basin, partially tiled walls, pendant lighting.

Landing

15'5 x 8'6 (furthest point) (4.70m x 2.59m (furthest point))

Carpet flooring, storage cupboard, loft access, pendant lighting.

Bedroom 1

16'4 x 10'3 (4.98m x 3.12m)

Carpet flooring, radiator, double glazed window to front aspect, space for freestanding wardrobes, pendant lighting.

En-Suite

7'9 x 6'5 (2.36m x 1.96m)

Vinyl flooring, radiator, partially tiled walls, double shower cubicle, hand basin, W/C, extractor, ceiling mounted lighting.

Bedroom 2

11'2 x 10'3 (3.40m x 3.12m)

Carpet flooring, radiator, double glazed window to rear aspect, space for freestanding wardrobes, pendant lighting.

Bedroom 3

10'2 x 8'1 (3.10m x 2.46m)

Carpet flooring, radiator, double glazed window to rear aspect, space for freestanding wardrobes, pendant lighting.

Bathroom

7'8 x 5'7 (2.34m x 1.70m)

Vinyl flooring, radiator, panelled bath, hand basin, W/C, partially tiled walls, extractor, ceiling mounted lighting.

Bedroom 4

10'2 x 8'2 (3.10m x 2.49m)

Carpet flooring, radiator, double glazed window to front aspect, space for freestanding fitted wardrobes, pendant lighting.

Garage

17'7 x 9'5 (5.36m x 2.87m)

Up and over door, concrete flooring, power & lighting, single glazed wooden door leading access to garden.

Rear Garden

South facing rear garden with Paved patio area, laid lawn, shrubs and flowerbeds.

Front Of Property & Parking

Block paved driveway with parking for several vehicles, concrete driveway in front of garage providing extra spaces for vehicles, laid lawn.

School Catchments

Eastwood Primary School

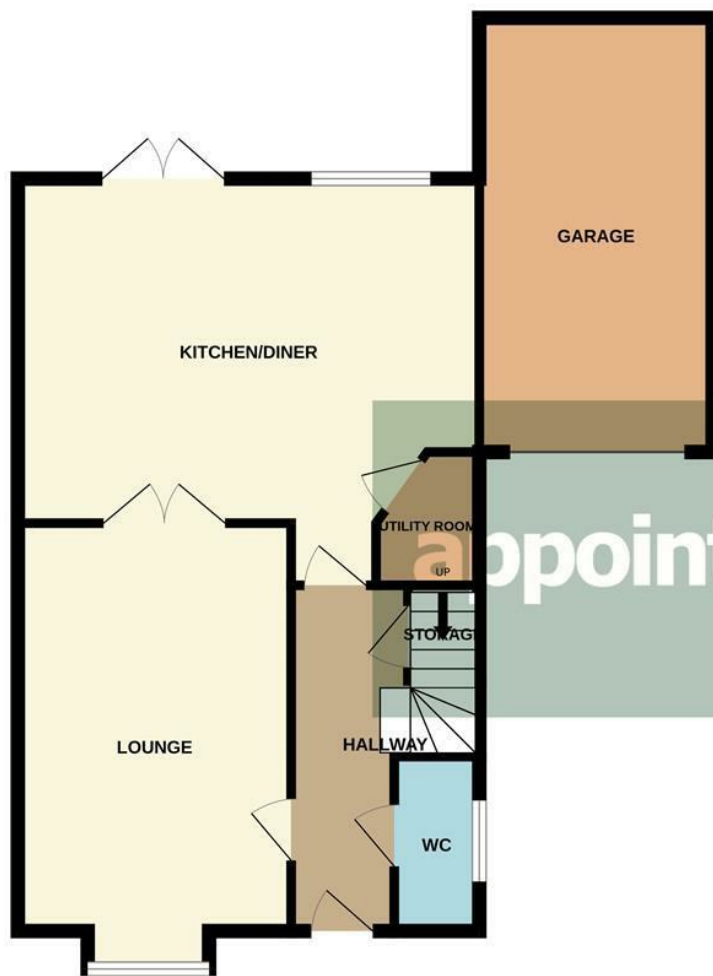
The Eastwood Academy

Earls Hall Primary School

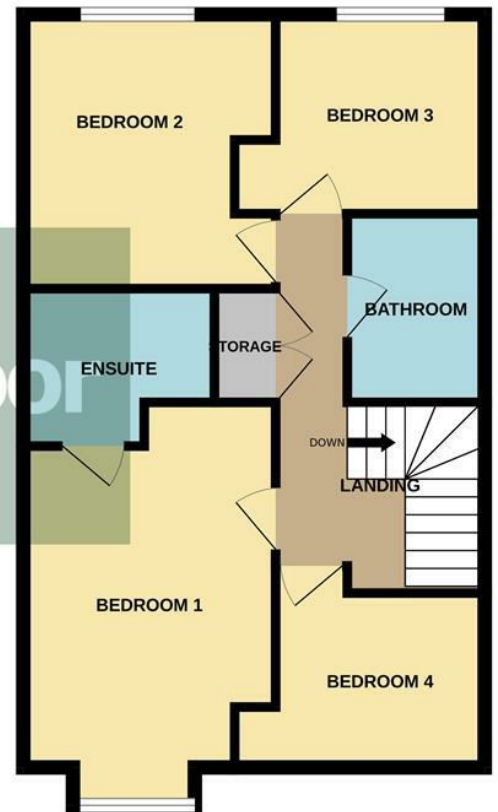
Westcliff High School For Girls



GROUND FLOOR



1ST FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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