



21 Anerley Road, Westcliff-On-Sea, SS0 7HJ

**Asking Price £590,000**





ARE YOU LOOKING FOR A LARGE FAMILY HOME WITH OVER 2000sq ft OF LIVING SPACE? Turner Sales are pleased to showcase this beautiful character filled family home offering four bedrooms and an extra room in the loft. The property also boasts two large reception rooms, utility room, modern kitchen/breakfast room, bathroom to first floor and ground floor w/c and conservatory leading to a south backing garden. With parking for two/three vehicles, there is so much to take in, we highly advise an internal viewing. Please call us on 01702 710 555.

**Entrance**  
Character large wooden stained glass main door to side of property leading to spacious hallway.

**Hallway**  
Smooth ceiling, wall mounted radiator, under stairs storage, wooden doors leading to accommodation, carpet laid to floor, wooden stairs to first floor.

**Utility Room**  
Space and plumbing for washing machine and tumble dryer with roll edge worktop over, wall mounted cupboard, double glazed window to front, smooth ceiling with cornice coving, mosaic tiled flooring, wall mounted radiator, wooden door leading to...

**W/C**  
Fitted with a two piece suite comprising wash hand basin and low level w/c, mosaic tiled flooring continuing through from Utility room, smooth ceiling.

**Dining Room**  
15'4" x 11'9" (4.60 x 3.58)  
Double glazed bay window to front, feature fireplace with wooden surround, smooth ceiling with cornice coving, exposed wooden floorboards, two wall mounted radiators.

**Lounge**  
19'5" x 11'02" (5.92 x 3.40)  
Smooth ceiling with cornice coving, log burner with tiled hearth, two wall mounted radiators, double glazed oak French doors leading to conservatory, exposed wooden floorboards.







#### Kitchen/Breakfast Room

19'3" x 9'6" (5.87 x 2.90)

Fitted with matching high gloss wall and base units with complementary granite worktops, inset one and a half sink with drainer, breakfast bar with matching granite worktop, integrated 'Neff' dish washer, space for American style fridge freezer or separate fridge and freezer, and space for Range oven with extractor over, smooth ceiling, double glazed window to side, modern vertical wall mounted radiator, karndean wood flooring, double glazed oak French doors leading to...

#### Conservatory

22'0" x 13'0" (6.71 x 3.96)

Double glazed windows to all sides with bi-folding doors leading to south backing garden, under floor heating, modern vertical wall mounted radiator, velux style sky lights, tiled flooring, double glazed oak French doors leading to lounge.

#### First Floor Landing

Wooden stairs leading to first floor landing with wall mounted radiator, smooth ceiling, carpet laid to floor, wooden doors to accommodation.

#### Primary Bedroom

19'4" x 11'2" (5.89 x 3.40)

Smooth ceiling with cornice coving, two double glazed windows to rear, wall mounted radiator, carpet laid to floor.

#### Second Bedroom

15'6" x 9'8" (4.72 x 2.95)

Double glazed windows to rear and side, loft hatch with pull down ladder to loft room, wall mounted radiator, carpet laid to floor, door leading to...

#### En-Suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level w/c, smooth ceiling, extractor fan.

#### Loft Room

Two velux windows, lighting and power points, fully boarded, eaves storage. There is also a second loft to the front offering ample storage space and is boarded with lighting. The two lofts can be combined with correct planning and be transformed into a large second floor as neighbouring properties have done.

#### Third Bedroom

14'11" x 12'6" (4.55 x 3.81)

Smooth ceiling, double glazed window to front, wall mounted radiator, carpet laid to floor.

#### Fourth Bedroom

9'4" x 7'8" (2.84 x 2.34)

Double glazed window to front, wall mounted radiator, smooth ceiling, feature arch with shelving, carpet laid to floor.

#### Family Bathroom

Fitted with a three piece suite with panel bath, glass shower screen and shower over, wash hand basin in vanity unit and low level w/c with push button, double glazed obscure window to side, tiled wall around bath, smooth ceiling with cornice coving, wall mounted radiator, tiled flooring.

#### Rear Garden

Mainly laid to lawn, fence to all boundaries, large storage shed to rear, side access via wooden gate leading to front of property.

#### Front Garden

Hard standing allowing off street parking for up to three vehicles, main door to side of property.



## Floor Plan



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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