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**34 Grosvenor Road, Westcliff-On-Sea, SS0 8EN**

**Price Guide £670,000**

GUIDE PRICE £670,000 to £695,000.

We are favoured with instructions as sole agents to offer for sale this beautifully appointed semi detached family house offering spacious accommodation over 178 Square meters and being situated close to Westcliff railway station and only a 2 minute walk to the beach. The ground floor offers three reception rooms, a kitchen breakfast room and a ground floor wc, with the first floor having four bedrooms and a family bathroom /wc.

There is an attractive rear garden and off street parking for at least two vehicles. Viewing is highly recommended to appreciate the size and quality of fixtures and fittings on offer.

Block paved pathway leading to composite front door with coloured leaded inset and opaque windows leading to:

### Entrance hallway



Engineered wood flooring, smooth plastered walls, ceiling rose, dado rail, under stairs storage cupboard, radiator, stairs to first floor doors off onto:

### Living room 19 x 12 max (5.79m x 3.66m max)



Engineered wood flooring, smooth plastered walls to coved ceiling, picture rail, feature fireplace with inset log burner and granite surround, ceiling rose, radiator, double glazed French doors leading onto and overlooking rear garden, access to kitchen/breakfast room:

### Dining room 15 into bay x 11'1 (4.57m into bay x 3.38m)



Engineered wood flooring, smooth plastered walls, double glazed bay window to front, radiator, TV point:

### Study/office 11 x 8 (3.35m x 2.44m)



Engineered wood flooring, smooth plastered walls, double glazed windows to front, radiator:

### Kitchen/breakfast room 21 x 9 (6.40m x 2.74m)



Fitted with an ample range of cupboard and drawer base units and eye level wall cupboards with solid wood work surfaces, tiled splashbacks, stainless steel sink unit with single bowl, single drainer and mixer tap, space for range cooker with extractor over, tiled flooring, integrated dishwasher, space for upright American style fridge/freezer, coved ceiling, ceiling rose, recessed spotlights, , double glazed windows to sides and rear.

**Utility room 5'10 x 4'10 (1.78m x 1.47m)**

Recess and plumbing for washing machine and tumble dryer, work surface, wall mounted boiler serving gas central heating and domestic hot water system, wall mounted shelving, opaque leaded double glazed windows to side, smooth plastered walls to coved ceiling.

**Ground floor WC**

Closed coupled push button flush WC, tiled flooring, smooth plastered walls, recessed spotlights, wash hand basin vanity unit with mixer taps, heated towel rail, recess spotlights, opaque double glazed window to side:

**First floor landing**



Original stripped wooden floorboards, double glazed window to side, radiators, access to loft:

**Bedroom one 18 x 11'1 (5.49m x 3.38m)**



Mainly carpeted, smooth plastered walls to coved ceiling, picture rail, ceiling rose, radiator, double glazed windows to rear:

**Bedroom two 15'8 x 11'1 (4.78m x 3.38m)**



Stripped and varnished wooden flooring, smooth plastered walls, picture rail, double glazed bay window to front, radiator.

**Bedroom three 13'1 x 9'1 (3.99m x 2.77m)**



Stripped and painted wooden flooring, smooth plastered walls to coved ceiling, ceiling rose, radiator, double glazed window to rear, door to:

**En suite/WC 6 x 6 (1.83m x 1.83m)**



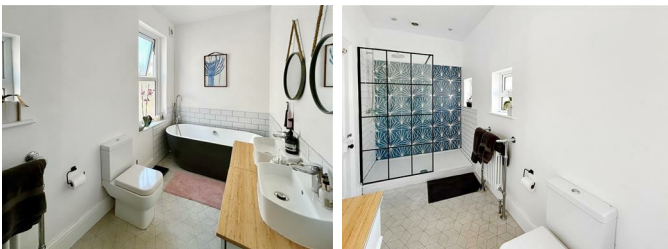
Independent tiled showered cubicle with electric shower, closed coupled push button flush WC, wash hand basin, vanity unit with mixer tap, drawer and storage under, chrome heated towel rail, tiled flooring, smooth plastered walls, recessed spotlights, extractor:

**Bedroom four 10'1 x 8'1 (3.07m x 2.46m)**



Stripped wooden flooring, smooth plastered walls to coved ceiling, picture rail, radiator, built in wardrobes, double glazed french door leading to front balcony:

**Bathroom/WC 14'1 x 5'1 (4.29m x 1.55m)**



Vinyl flooring, smooth plastered walls, recessed spotlights, freestanding bath with mixer tap and attachment, closed coupled push button flush WC,

his & hers sink units with drawer space under, double shower cubicle with built in shower, extractor, recessed spotlights, chrome heated towel rail, opaque double glazed windows to side:

**Externally**

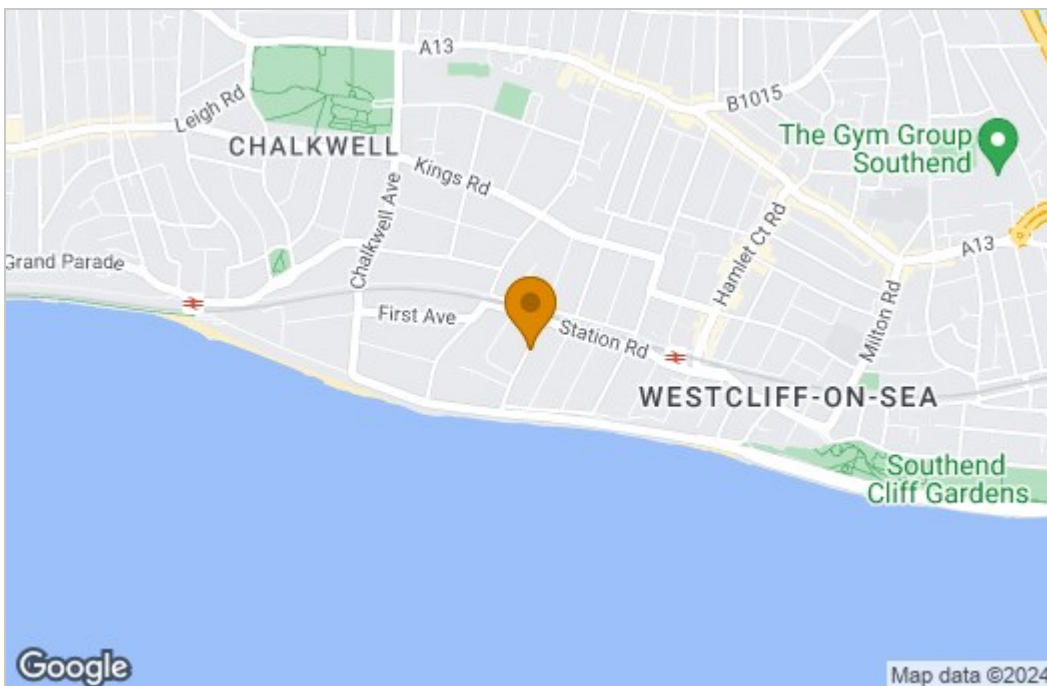
The front of the property is blocked paved and has ample off street parking with gated pathway to door. and side access leading to an attractive rear garden with patio area to the immediate rear, mainly laid to lawn with pathway to further seating area, fencing to boundaries:

## Floor Plan

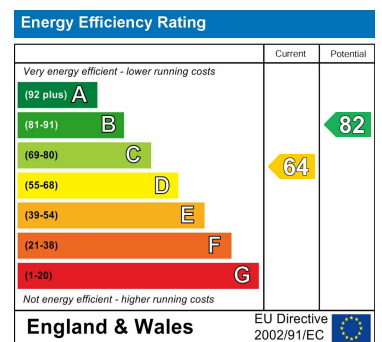
34 GROSVENOR ROAD WESTCLIFF SS0 8EN



## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.