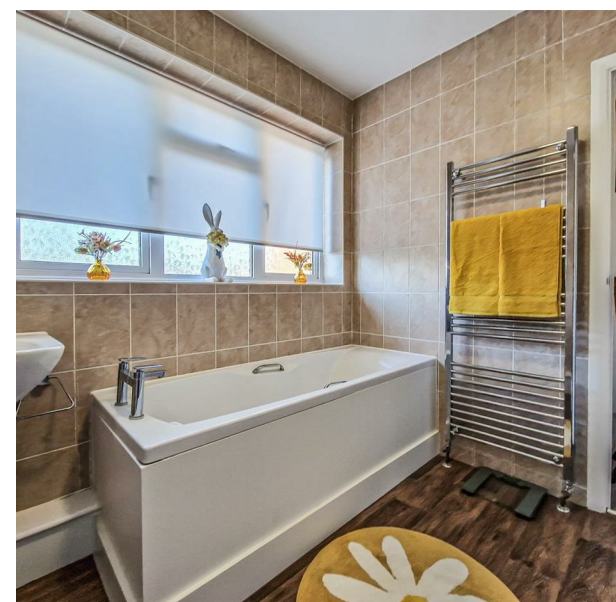


17 Chase Gardens, Westcliff-on-Sea, Essex, SS0 0RS  
Offers Over £700,000

**bear**  
*Estate Agents*





# 17 Chase Gardens, Westcliff-on-Sea, Essex, SS0 0RS

## Offers Over £700,000

### Council Tax Band: F

Bear Estate Agents are excited to bring to the market this dramatically improved four bedroom detached house within easy reach of major transport links, good local schools and Southend hospital. The property enjoys well-planned accommodation including a large open plan living/kitchen/breakfast room overlooking the delightful 140ft rear garden, there is also an exceptional frontage providing off-street parking for multiple cars leading to the garage and further space to create additional parking if required.

The accommodation comprises an entrance porch, entrance hallway, sitting room, living room with a feature fireplace opening onto a gorgeous kitchen/breakfast room with a host of Bosch integrated appliances with access onto a utility room and guest WC. The breakfast area overlooks the large rear garden. The property further benefits from double glazed windows, of which many have bespoke fitted shutters, gas central heating with a newly installed boiler (November 2023), an exceptional garden measuring some 140ft in length, along with an independent driveway leading to a garage and a large frontage to create further parking if required.

Chase Gardens is a sought after residential road providing convenient access to Southend Hospital, good local schools and major transport links.

#### Frontage

Exceptional sized frontage providing parking for multiple vehicles leading to the garage, remainder generously laid to lawn, further space to create further off-street parking and a pretty wall boundary.

#### Porch

Sliding doors, feature hardwood door with crystal glass leading into the entrance hall.

#### Entrance Hall

11'2 x 6'4

Obscure window to the front aspect, feature parquet flooring, hardwood flooring, radiator, stairs to the first floor and doors to:

#### Sitting Room

13'7 x 9'3

Feature double glazed bay window to the front aspect overlooking the mature front garden, feature parquet hardwood flooring, radiator and space for an electric log burner.

#### Living Room

21'9 into dining room - 16'6 x 12'10

Coving to smooth ceiling, obscure double glazed window to the side aspect, feature parquet hardwood flooring, feature fireplace with tiled hearth and railway sleeper above, feature vertical radiator and open access onto:

#### Kitchen/Breakfast Room

26'7 x 15'1 > 7'0

Dual aspect, smooth ceilings with two feature dome windows, double glazed sliding doors and windows to the rear aspect overlooking and opening onto the garden, quality wood effect flooring, feature wall-mounted vertical radiator, further feature radiator, ultra contemporary kitchen comprising a range of base and wall level storage units, complemented with rolled edge worktops and breakfast bar, inset Franke one and a quarter bowl sink unit with a mixer tap, Bosch four ring induction hob with an extractor fan above and electric oven under, space for a dishwasher and door to:

#### Utility Room

8'5 x 6'1

Smooth ceilings, quality wood effect flooring, double radiator, space for a washing machine and fridge/freezer, wall-mounted ideal boiler (installed November 2023), breakfast bar with space for appliances and a door to:

#### Guest WC

Smooth ceilings, obscure double glazed window to the side aspect, quality wood effect flooring, modern white suite comprising a WC within a feature recess, a sink unit and an extractor fan.

#### First Floor Landing

18'5 x 5'10

Double glazed windows to the front aspect with bespoke fitted shutters, radiator, loft access with a large loft hatch, large airing cupboard with ample storage shelving and doors to:

#### Bedroom One

12'11 x 12'7

Dual aspect, double glazed window to the rear and side aspects overlooking the garden, double radiator and a large built-in cupboard with overhead storage and ample hanging space.

#### Bedroom Two

14'7 x 9'7

Dual aspect, double glazed windows to the front and side aspects with bespoke fitted shutters, radiator and a large floor to ceiling wardrobe with ample hanging and shelving spaces.

#### Bedroom Three

11'8 x 9'11

Double glazed window to the front aspect overlooking the tree-lined road, bespoke fitted shutters, radiator and ample space for wardrobes and chest of drawer units.

#### Bedroom Four

9'8 x 6'4

Double glazed window to the rear aspect overlooking the garden, bespoke fitted shutters, radiator and a built-in wardrobe with double doors and further overhead storage space.

#### Bathroom

7'5 x 7'1

Obscure double glazed window to the rear aspect, quality vinyl flooring and tiling to walls, modern white suite comprising a panelled bath with a mixer tap, sink unit with a mixer tap, walk-in tiled shower enclosure and a chrome heated towel rail.

#### WC

Smooth ceilings, obscure double glazed window to the side aspect, quality vinyl flooring and tiling to walls and a WC.









### **Garden**

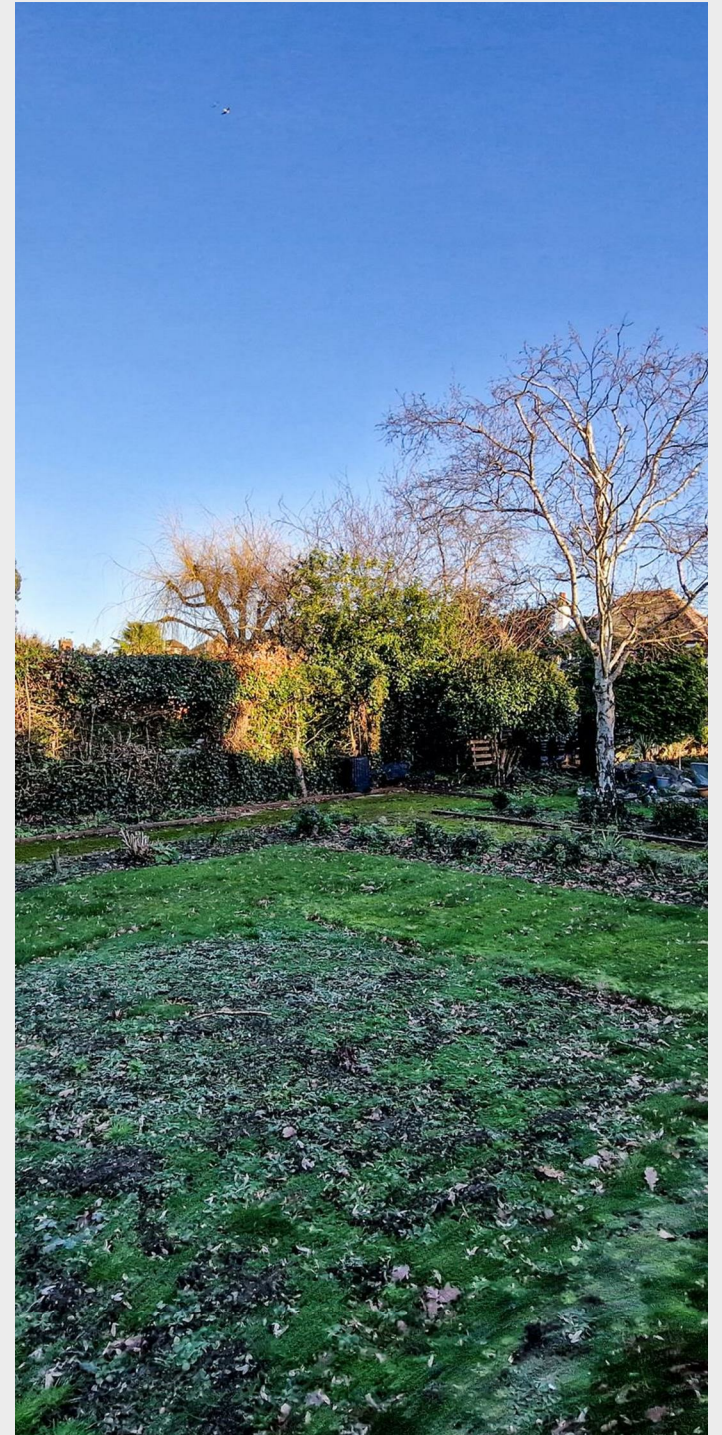
This outstanding garden measures 140 feet and commences with a patio area, side access to both flanks, external tap, security lighting, remainder generously laid to lawn, array of mature shrubs, trees and fencing to boundaries and two timber sheds to remain.

### **Garage**

18'9 x 10'2

Electric operated up and over door, power and lighting, wall-mounted electric meter, fuse board, gas meter, obscure double glazed window to the side aspect, double glazed courtesy door to the garden.





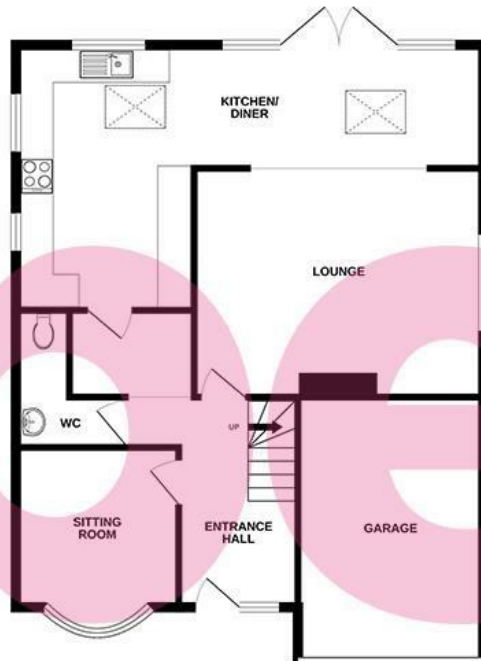


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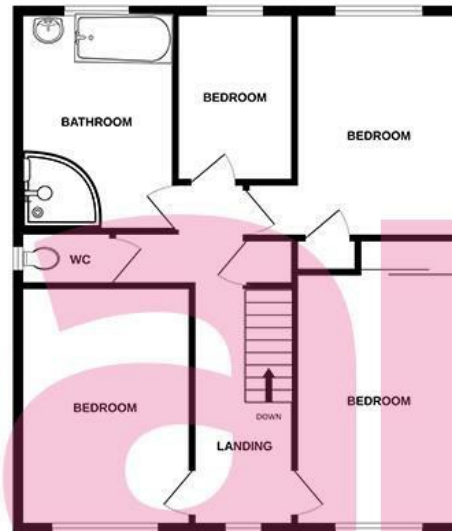
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GROUND FLOOR  
 81.9 sq.m. (882 sq.ft.) approx.



1ST FLOOR  
 69.3 sq.m. (745 sq.ft.) approx.



TOTAL FLOOR AREA: 151.2 sq.m. (1627 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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	