# CEAF Estate Agents



\* No Onward Chain \* This deceptively spacious terraced family home offers generously sized rooms throughout, including a large kitchen/breakfast room, four bedrooms and two modern bathrooms. Beautiful bay windows, a feature fireplace and a sizeable rear garden add to its charm, while the layout provides excellent flexibility for families.

# **Northview Drive** Westcliff-on-Sea £385,000

- Four Bedroom Terraced Family Home with No Onward Chain
- Spacious Kitchen/Breakfast Room
- Versatile Ground Floor Bedroom
- Bay Fronted Master
   Contemporary Bedroom
- Double Glazing

- Bay Fronted Lounge
- Patio Doors to the Rear Garden
- Modern Ensuite Shower Room
- Three Piece Bathroom
- Gas Central Heating









# **Northview Drive**









Positioned along a desirable road, this wellpresented four bedroom terraced home begins with a welcoming entrance hall offering understair storage. To the front sits a charming bay fronted lounge complete with a feature fireplace, while the rear of the home boasts a bright and spacious kitchen/breakfast room with patio doors opening onto the large rear garden—perfect for entertaining and family life. The ground floor also accommodates a versatile third bedroom, ideal as a guest room, home office or playroom, benefitting from its own modern ensuite shower room. The first floor offers a well-appointed landing, leading to a stunning bay fronted master bedroom, a large second bedroom, and an impressively sized fourth bedroom with its own bay window. Completing the accommodation is a three piece contemporary bathroom. The home benefits from double glazing and gas central heating throughout.

Situated on Northview Drive, this family home is ideally placed within the catchment areas for The Westborough School and Chase High School. The location provides convenient access to Southend Hospital, reliable bus links, everyday amenities, and the open green spaces of Chalkwell Park. A great setting for families, commuters and those seeking nearby leisure facilities.

#### **Four Bedroom Terraced House**

# **Entrance Hall**

16'7 x 4'10

#### Lounge

15'3 x 12'10>11'0

## Kitchen/Breakfast Room

13'0 x 10'8

#### **Bedroom Three**

11′8 x 5′3

#### **Ensuite**

 $6'9 \times 2'7$ 

### Landing

#### **Bedroom One**

 $15'7 \times 10'7$ 

#### **Bedroom Two**

12'9 x 10'10

# **Bedroom Four**

9′3 × 7′11

#### **Three Piece Bathroom**

6'6 x 6'5

## Garden

#### **Agents Notes**

The property is currently being used as an Airbnb, generating approximately £3,000 per calendar month.









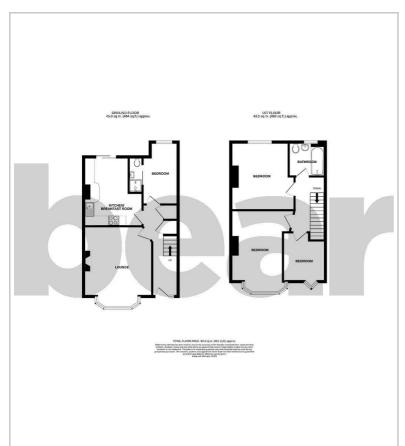








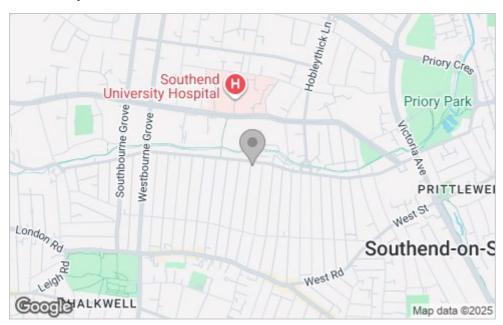
### Floor Plan







# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80)	71	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.