

**380 Westbourne Grove
Westcliff-On-Sea, SS0 0PY
£450,000**

- 3 Double Bedrooms
- Quality Open Plan Kitchen/Diner
- 17' X 13'5 Lounge Area
- Newly Fitted Bathroom
- UOVC Double Glazing
- Off Road Parking
- 35' x 35' Rear Garden
- Prime Location
- Well Maintained Throughout
- No Onward Chain

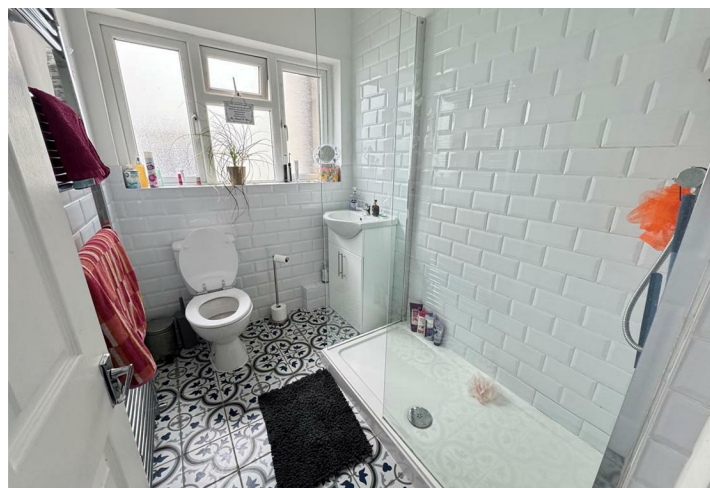


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		60	86
England & Wales		EU 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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



***** SPACIOUS 3 BEDROOM DETACHED BUNGALOW *****

A well maintained and improved detached 3 bedroom detached bungalow with off road parking and well proportioned accommodation including a delightful open plan living space including a contemporary kitchen, luxury shower room, UPVC double glazing, 35' x 35' rear garden and being offered with no onward chain, Situated in a popular location. close to local shops Schools & Hospital,

ACCOMMODATION

RECEPTION HALL

Door to, tiled floor, storage cupboard, access to loft space, radiator, power points,

OPEN PLAN LIVING SPACE

LOUNGE AREA 17' x 13'6 (5.18m x 4.11m)

UPVC double glazed bay with patio doors to rear, spot lighting radiator, power & tv points, open way to

KITCHEN/DINNING AREA 17' x 11'2 (5.18m x 3.40m)

UPVC double glazed window & door to rear, fitted with a contemporary range of eye & base units, white worktops incorporating stainless steel sink drainer, mixer taps, gas hob, extractor fan, oven, splash back tiling & worktop lighting, power points, plumbing for washing machine, spot lighting, tiled floor, boiler cupboard,

BEDROOM 1 13' x 13' (3.96m x 3.96m)

UPVC double glazed bay window to front and further window to side, radiator, power points, ,

BEDROOM 2 11' x 10'5 (3.35m x 3.18m)

UPVC double glazed window to side, laminate flooring, radiator, power points,

BEDROOM 3 10' x 8'7 (3.05m x 2.62m)

UPVC double glazed window to front, laminate flooring, radiator, power points,

BATH/SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising, large shower cubicle with glazed surround, vanity wash hand basin with storage cupboard below, low level wc, fully tiled walls & flooring, heated towel rail, spot lighting, extractor fan,

OUTSIDE

REAR GARDEN 35' x 35' (10.67m x 10.67m)

Mainly laid to lawn, access to front, shed, tap,

FRONT GARDEN

Neatly laid to lawn with retaining boundary fencing, hard standing provides off road parking