



FOR SALE  
amos  
estates  
01702  
207720

Commercial Road, Westcliff-On-Sea, Essex SS0 0QJ

4 Bedroom Detached House With Annexe / Guide Price £525,000 - £575,000 / Tel: 01702,207720



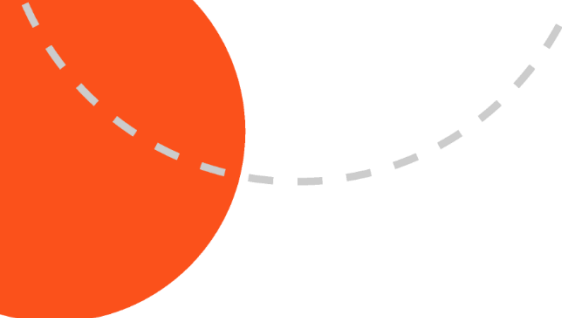




**A note from  
the owner.**

“

**This has been a  
wonderful home to live  
in and the annexe has  
been just perfect for my  
Mother ”**



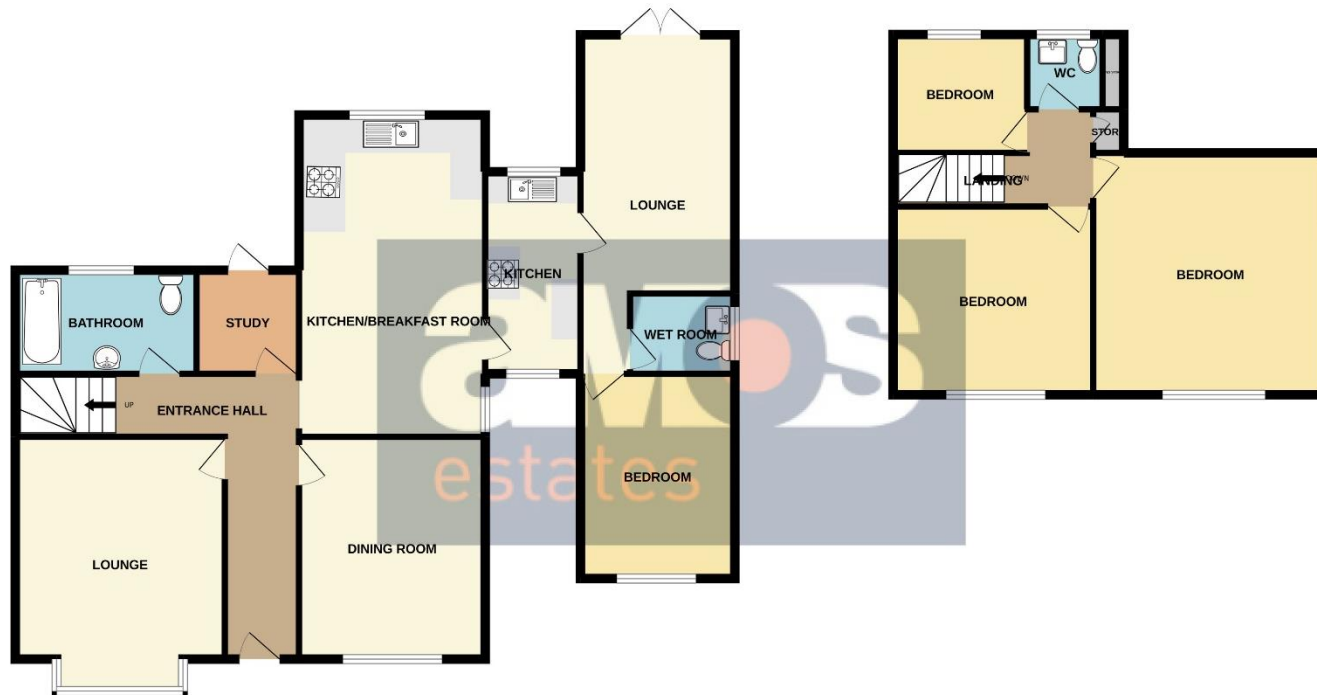
**What a wonderful opportunity to acquire this character family home with the huge additional benefit of a one bedroom annexe and offering huge potential for extension and restyling. The property provides spacious well presented rooms and the benefit of a large rear garden.**

Location wise the property is perfectly located for Southend High School for Boys and Earls Hall Primary, the Hospital, local shops, glorious parkland and main transport links to the seafront and city centre.

Find us on



**A space to  
call home.**



TOTAL FLOOR AREA: 1738 sq.ft. (161.4 sq.m.) 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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## Highlights

- / Three Bedrooms in Main Dwelling
- / Separate One Bedroom Annexe With Lounge, Wet Room and Kitchen
- / Fitted Open Plan Kitchen / Dining Room
- / Useful Ground Floor Cloakroom
- / Four Bedrooms
- / Family Bathroom
- / Cloakroom
- / Well Decorated Throughout
- / Good Size Rear Garden
- / Plenty of Off Street Parking
- / Great Location Close to Schools, Shops and Parks



Composite entrance door leading to;

### **Entrance Hall /**

Dado rail, ceiling rose, stairs rising to first floor accommodation, radiator, understairs storage cupboard. Doors to:

### **Lounge /**

16'7 X 13'

Double glazed bay window to front aspect, feature fireplace, coved cornice to textured ceiling, picture rail, carpet, radiator, power points, tv points.

### **Dining Room /**

13'8 X 11'9

Double glazed window to front aspect, feature fireplace, ceiling rose, textured ceiling, carpet, radiator, power points.

### **Kitchen/Breakfast Room /**

22'8 X 11'6

Coved ceiling, double glazed windows to side and rear aspects, dado rail, breakfast bar with open plan to kitchen area which has extensive range of fitted wall and base units with roll edged work surfaces and inset one and a half drainer sink unit with mixer taps, tiling, space and plumbing for washing machine and dishwasher, space for free standing fridge/freezer.

### **Study /**

7'5 X 5'9

Part glazed door to rear providing access to rear garden, wood effect flooring, smooth plastered ceiling, radiator, power points.

### **First Floor Landing /**

Access door to loft. Doors to:

### **Bedroom One /**

14'10 X 15'

Double glazed window to front aspect and further double glazed window to side aspect, carpet, eaves storage cupboard, smooth plastered ceiling, radiator, power points.

### **Bedroom Two /**

12'6 X 11'7

Double glazed window to front aspect, wood effect flooring, eaves storage cupboard, radiator, smooth plastered ceiling, power points.





### **Bedroom Three /**

8'4 X 7'8

Double-glazed window to rear aspect, carpet, radiator, smooth plastered ceiling.

### **First Floor Cloakroom /**

4'9 x 4'8

Double glazed opaque window to rear, pedestal wash hand basin, Low level WC, carpet, storage cupboard, eaves storage.

### **Self Contained Annexe /**

#### **Kitchen /**

12'10 X 6'1

Double glazed window to front and rear aspects and double glazed door to rear providing access to rear garden. Range of fitted wall and base units with roll edged work surfaces, inset one and a half drainer sink with mixer taps, integrated gas hob and one and a half electric oven, space and plumbing for washing machine, space for under counter fridge and freezer, Doors to:

#### **Lounge /**

20'3 X 9'9

Double glazed French doors to rear providing access to rear garden with own decking area, double glazed Velux window, carpet, radiator, smooth plastered ceiling.

Small inner hallway to:

#### **Wet Room /**

6'4 X 5'

Double glazed opaque window to side, power shower, pedestal wash hand basin, low level WC, radiator, tiling to walls, soak-away flooring.

#### **Bedroom One /**

9'8 X 12'1

Double glazed window to front aspect, carpet, radiator, smooth plastered ceiling.

#### **Front Of Property /**

Block paved driveway providing off street parking for several vehicles.

#### **Rear Garden /**

Measures Approx 70', Timber decked area leading round to paved patio area, with further decked area to Annexe, Outside tap. Pathway to rear providing access to sheds and summer house (with power) to remain, Greenhouse, remainder laid to lawn, with mature shrubs and trees, Gates to side providing access to front of property.











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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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