



\* £575,000- £625,000 \* FOUR DOUBLE BEDROOMS \* WEST LEIGH SCHOOL CATCHMENT \* LANDSCAPED WEST-BACKING GARDEN \* PARKING \* EN-SUITE AND MAIN BATHROOM \* W/C AND UTILITY ROOM \* OPEN-PLAN RECEPTION FLOWING INTO THE GARDEN \* This immaculate four double bedroom family home offers ample living space as well as off-street parking in a central location nearby Leigh Station and the Broadway/Old Leigh. The home has a bright open-plan reception room which would be perfect for entertaining as it opens directly onto the landscaped west backing garden through a large set of bifold doors. There is a separate kitchen and a utility room which could be converted into an office, a downstairs w/c and a large storage cupboard. On the first floor, you will find three double bedrooms, a four-piece family bathroom and an en-suite to master. While on the top floor, you have a large bedroom with a w/c and eaves storage. The home is within both the West Leigh School and Belfairs Academy catchment areas and is a short walk to great amenities and transport links!

- Parking
- Landscaped west backing garden
- Four double bedrooms
- En-suite to master
- Open-plan lounge/diner opening onto the garden
- West Leigh School catchment area
- Utility room
- Downstairs WC
- Ample storage within the kitchen
- Short walk to Leigh station and Broadway

## Westcliff Drive

Leigh-On-Sea

**£575,000**

Price Guide



# Westcliff Drive



## Frontage

Block paved driveway with parking for one vehicle, red stock garden wall, shingled area with feature tree, overhanging front porch with composite and obscured double glazed front door leading to:

## Entrance Hall

19' x 4'5"

Coving, art deco style architraves, understairs storage cupboard, radiator, skirting, wood effect laminate flooring.

## Utility Room

6 x 6

UPVC double glazed obscured window to front aspect, wall cladding, base level kitchen units with laminate worktops, stainless steel sink and a half with chrome mixer tap, space for washer/dryer, spotlighting, extractor fan, coving, dado rail, skirting, wood effect laminate flooring.

## Downstairs WC

7'2" x 3'

Floor-to-ceiling wall tiles, wall-mounted wash basin with chrome mixer tap, low-level WC, spotlighting, floor tiling.

## Lounge-Diner

18'3" x 15'5"

Aluminium double-glazed bifold doors giving access to west-facing rear garden, modern verticle fin style radiator, spotlighting, coving, skirting, wood effect laminate flooring.

## Kitchen

16'7" x 6'10"

UPVC double glazed window to front aspect, wall and base level wooden shaker style kitchen units comprising; marble effect laminate worktops, ceramic sink and a half with drainer and chrome mixer tap, tiled splashback, five ring burner NEFF hob with NEFF extractor fan above, integrated NEFF oven, integrated fridge/freezer, integrated Bosch dishwasher, Worcester boiler, spotlighting, extractor fan, skirting, tiled floor.

## First Floor Landing

12'2" x 6'5"

Airing cupboard, spotlighting, skirting, carpet.

## Master Bedroom

12'8" x 12'1"

UPVC double-glazed window to rear aspect, access to a walk-in wardrobe, access to En-Suite, radiator, coving, skirting, carpet.

## Walk-in-Wardrobe

7'1" x 4'10"

Obscured UPVC double-glazed window to rear aspect, hanging rails, shelving, radiator, coving, skirting, carpet.

## En-Suite to Master

6'7" x 5'3"

Obscured UPVC double glazed window to side aspect, tiled shower cubicle, low-level WC, pedestal wash basin, partially tiled walls, coving, extractor fan, radiator, spotlighting, tiled floor.

## Bedroom Two (Second Floor)

19'7" > 8'3" x 18'2" > 19'8" 36'1"

A UPVC double-glazed and an obscured UPVC double glazed window to rear aspect as well as a Velux window to front aspect, two radiators, spotlighting, eaves storage, skirting, carpet, access to WC.

## Bedroom Three

11'5" x 8'10"

UPVC double-glazed window to front aspect, radiator, coving, skirting, wood effect laminate flooring.

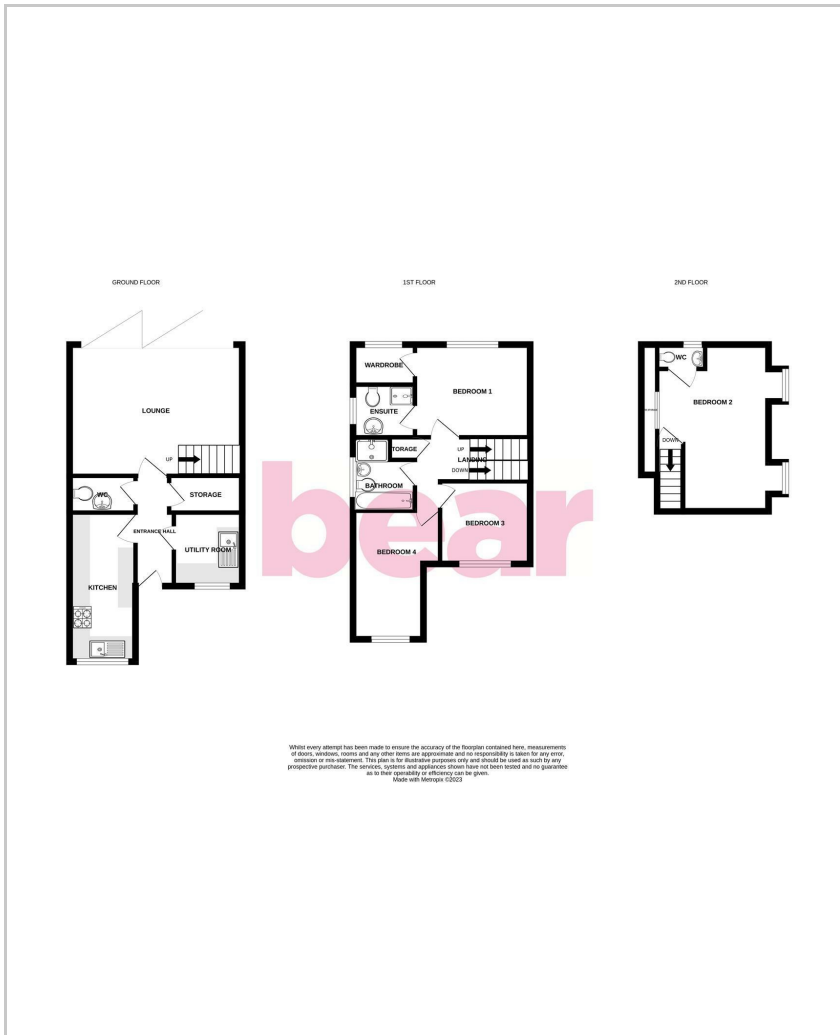
## Bedroom Four

12'0" x 9'1" > 6'11"

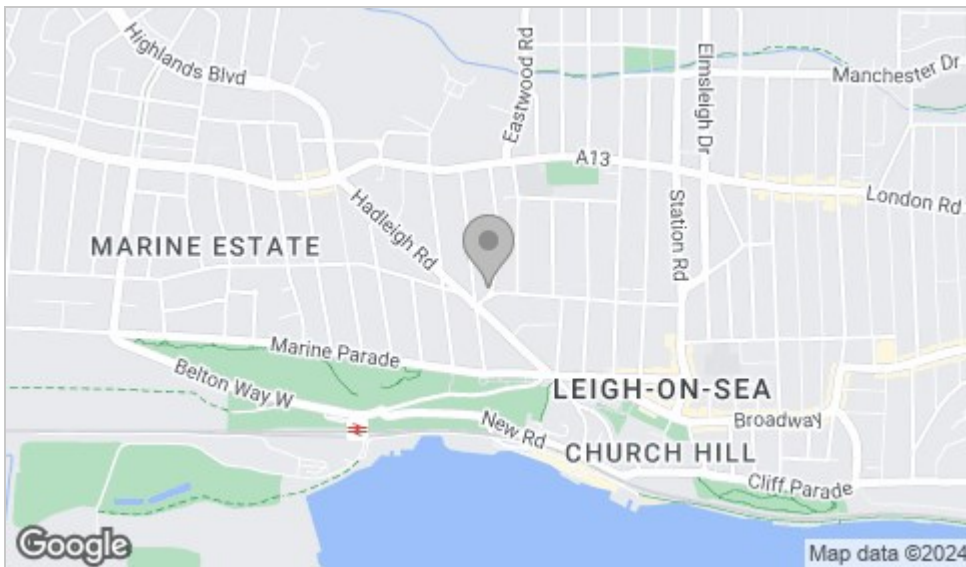
UPVC double glazed double window to front aspect, coving, radiator, skirting, carpet.



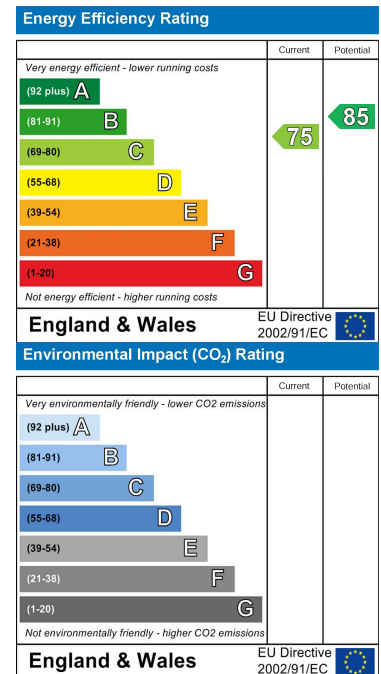
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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