



REAR EXTENSION \* LOFT CONVERSION \* WEST FACING GARDEN \* GARAGE AND WORKSHOP \* 5 DOUBLE BEDROOMS \* AMPLE PARKING \* MULTIPLE BATHROOMS \* This expansive character house, located on a sought-after road nearby the grammar schools, has been extended to the rear and into the loft to offer unrivaled living space and huge potential. There is a garage and a separate workshop at the bottom of the west-facing garden and ample parking on the front driveway. Internally, you will find five double bedrooms spread across three floors and multiple bathrooms. While downstairs, you will find a bay-fronted dining room and a separate lounge and kitchen-breakfast room to the rear, both having been extended and could easily be opened up into one modern 'kitchen-family room'. The property is located only a walk from the grammar schools and Southend hospital, while Earls Hall Primary and Eastwood Academy are both within the catchment area. There are amenities and bus links on Bridgwater Drive and easy access to both the A127 and the A13. The property is also only a short drive to both Chalkwell and Prittlewell train stations for either commuter line to London - this home is not to be missed!

- Rear extension
- 5 double bedrooms
- Garage
- Two main reception rooms
- Huge potential for a 'kitchen-family room'
- Loft conversion
- Ample parking on front driveway
- Workshop/Summerhouse
- Kitchen-breakfast room
- Fantastic location on a sought-after road

## Mannering Gardens

Westcliff-On-Sea

**£585,000**

Offers Over



# Mannering Gardens



## Frontage

Ample parking on front and side driveway, double gates through to garden and onto the garage. Mature planting borders, garden wall, pathway and a beautiful stained glass front window and door set leading to;

## Porch

Original wooden front door with leadlight sidelights, tiled flooring and exposed feature brickwork.

## Entrance Hall

Winder staircase rising to first floor with storage cupboard underneath, access to downstairs w/c, original plate rail, skirting, carpet.

## Dining Room

14'7 x 13'3

Bay-fronted window, feature fireplace, original cornice, picture rail, dado rail, skirting, radiator, carpet.

## Lounge

18'10 x 12'10

Double glazed sliding door to rear aspect for garden access, feature fireplace, radiator, original cornice, picture rail, skirting, carpet.

## Kitchen-Breakfast Room

18 x 8'9

Three double glazed windows to side aspect and a double glazed rear door and sidelight. Shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap and a tiled splashback, space for dishwasher, space for fridge/freezer, space for washing machine, space for large oven, tiled floor.

## Downstairs W/C

Double glazed window to side aspect, low-level w/c, wall mounted wash basin with chrome mixer tap and a tiled splashback, boiler, skirting, tiled flooring.

## First Floor Landing

Feature window to side aspect, further staircase rising to second floor, picture rail, skirting, carpet.

## Master Bedroom

14'8 x 13

Leadlight bay window to front aspect, original cornice, picture rail, radiator, skirting, carpet.

## Second Bedroom

13 x 11'1

Double glazed window to rear aspect, picture rail, radiator, skirting, carpet.

## Third Bedroom

14'3 x 8'4

Leadlight window to front aspect, radiator, skirting, carpet.

## Family Bathroom

8'4 x 8'4

Double glazed window to rear aspect, freestanding bath with chrome tap and traditionally styled shower attachment, tiled corner shower cubicle with drencher head, vanity unit with wash basin and chrome mixer tap, airing cupboard, wood effect flooring.

## First Floor W/C

Double glazed window to side aspect, low-level w/c, skirting, tiled flooring.

## Fourth Bedroom (Top Floor)

11 x 10

Double glazed window to rear aspect, radiator, skirting, wood effect flooring.

## Fifth Bedroom (Top Floor)

10'9 x 9'2

Double glazed window to rear aspect, cupboard, eaves storage, skirting, radiator, wood effect flooring.

## Three-Piece Bathroom (Top Floor)

8'4 x 5'10

Double glazed velux window to front aspect, paneled bath, pedestal wash basin with chrome taps, low-level w/c, skirting, mosaic lino flooring.

## Workshop/Summerhouse

18 x 10

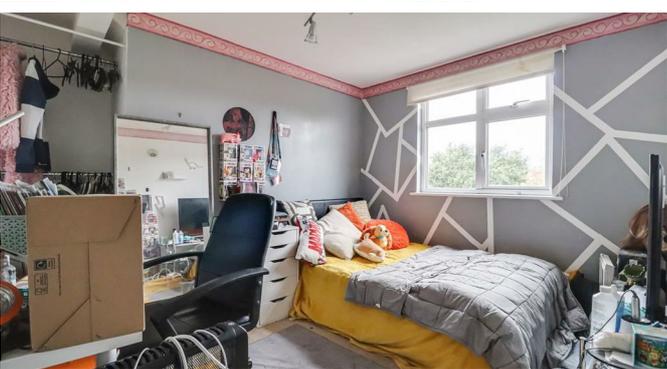
Two windows and a door to front aspect, power and lighting.

## Garage

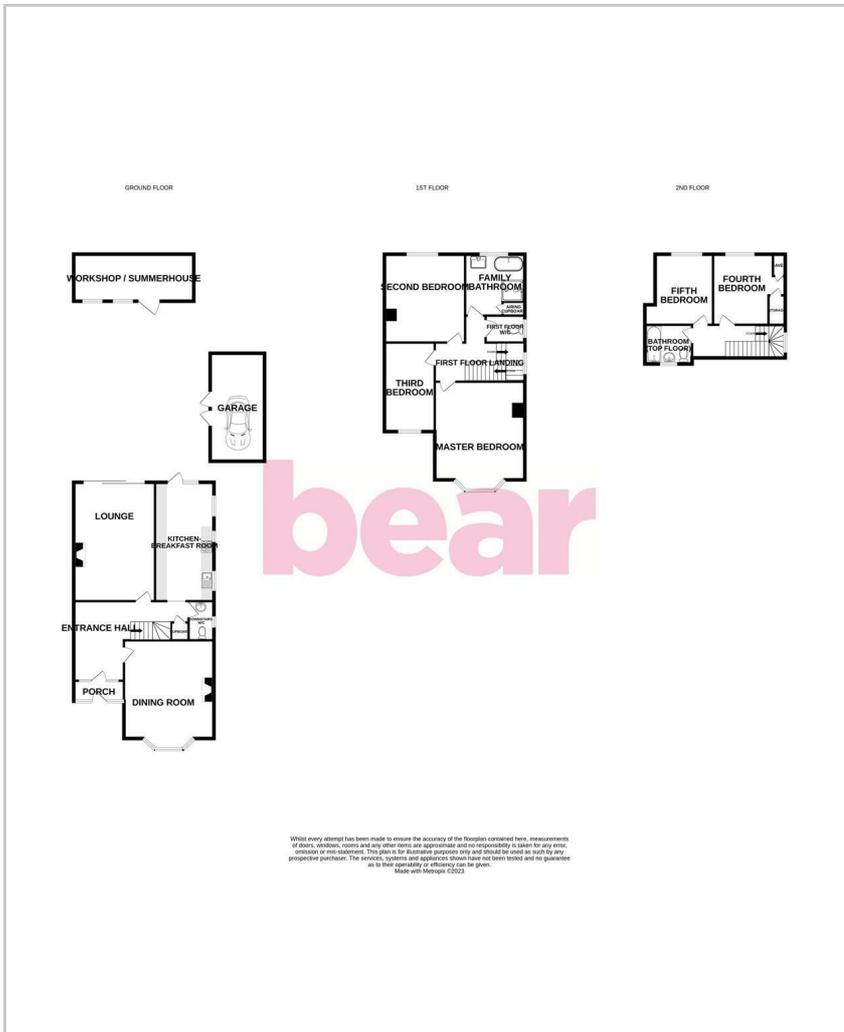
Up and over door to front aspect and two side doors.

## West Facing Garden

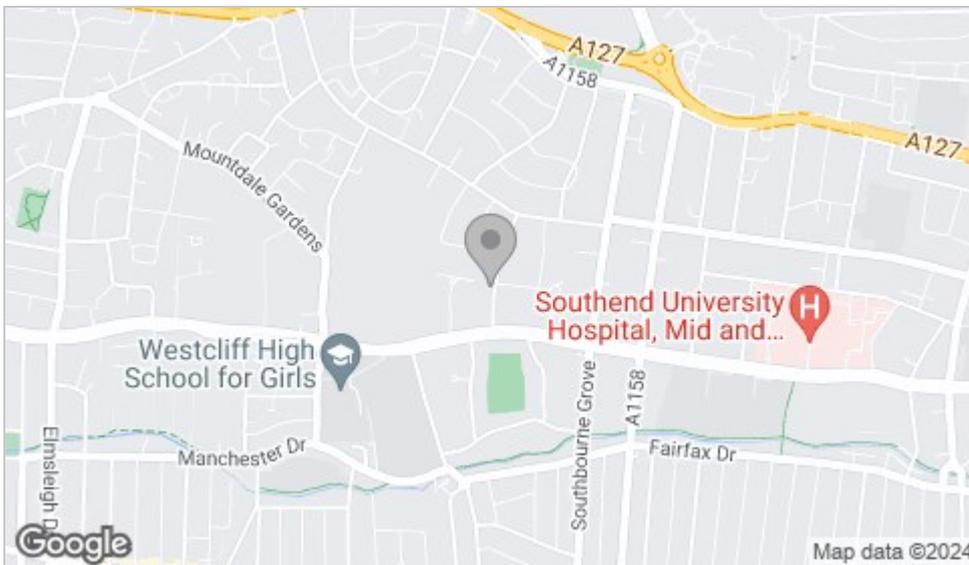
Commences with a patio area with a large lawn and mature hedging and planting for absolute privacy. Side access back to front of property and the garage.



# Floor Plan



## Area Map



## 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

