



\* £650,000 - £700,000 \* LOFT CONVERSION TO BE INCLUDED IN THE PRICE \* RARE AND UNIQUE OPPORTUNITY \* LARGEST STYLE PROPERTY ON THE ESTATE WITH A VAST GARDEN \* BUILD TO BE FINISHED TO BUYERS' SPECIFICATION \* REAR EXTENSION \* SIX CAR DRIVEWAY \* GARAGE AND SUMMERHOUSE/OFFICE \* This large family home on the quiet and ever-popular Somerset Estate, offers the new buyers an opportunity to finish the build to their particular specification and to have a luxurious loft conversion built for them - all inclusive of the price! Please read the room descriptions and 'Agents Notes' below in full to gain an understanding of the current position of the property and what is on offer, there are also detailed plans of the loft conversion and current ground floor. The finished product will include four double bedrooms, multiple bathrooms, a kitchen-diner extension with utility room, a separate front lounge, summerhouse/office and a large garden and front driveway. The home is situated on a quiet tree-lined road with amenities and bus links close by on Bridgwater Drive and within a great school catchment area with both Eastwood Academy and Earls Hall available, as well as the grammar schools only being a short walk away. Commuters can utilise train lines to London Liverpool Street via Southend Airport or Prittlewell and Westcliff Station for the C2C line to Fenchurch Street.

- Rare opportunity for the buyer to specify the finished project
- Kitchen-diner extension already built
- Four large double bedrooms
- Parking for six vehicles plus a garage
- Especially quiet tree-lined road
- Loft conversion to be built to your specification and layout
- To be one of the largest properties on the Somerset estate
- Huge rear garden
- Spacious front lounge
- Impressive frontage to be finished to buyers specification

## Exford Avenue

Westcliff-On-Sea

**£650,000**

Price Guide



# Exford Avenue



## Frontage

(Driveway material can be to buyers' specification) Driveway providing parking for six vehicles plus access to the integral garage, side access to the rear garden, mature planting for privacy, original wooden front door with brand new obscured double glazed aluminium sidelights leading to:

## Entrance Hall

19'3" reducing to 10'2" x 7'10" reducing to 5'5"

(To be finished to buyers specification) Doors to all rooms, wide opening through to kitchen-diner rear extension, access to utility room, second opening through to front lounge, staircase yet to be installed which will rise to a large first-floor loft conversion (to be built to buyers' specification).

## Kitchen-Diner Extension

17'10" x 13'7"

Brand new Crittall style double glazed aluminium french doors and sidelights to rear aspect for garden access, as well as a second Crittall style double glazed aluminium window, two large triple glazed skylights. Brand new black shaker style kitchen comprising; both wall-mounted and base level units, solid wood worktops, double butler sink with black mixer tap, island unit with storage underneath, '1200 Smeg Range Cooker' which comprises a 5 ring burner gas hob, hot plate, electric oven and pizza oven. Boiler cupboard with a brand new Vaillant 'EcoTEC Exclusive 835' combination boiler and underfloor heating system for the extension, spotlighting, exposed matt black steel beam, flooring to be finished to buyers' specification.

## Front Lounge

18'4" x 10'11"

Brand new Crittall style double glazed aluminium window to front aspect, opening through to kitchen-diner extension, exposed brick chimney breast (log burner can be installed), double radiator, opening through to entrance hall, flooring to be finished to buyers' specification.

## Utility Room

7'4" x 2'11"

To be finished to buyers' specification but can include space for multiple appliances and shelving/storage cupboards.

## Current Master Bedroom

14'11" x 11'0"

(Will become the third largest when loft conversion is finished). Brand new Crittall style double glazed aluminium window to front aspect, double radiator, skirting, flooring to be finished to buyers' specification.

## Current Second Bedroom

13'2" x 10'4"

(Will become the fourth largest when loft conversion is finished). Brand new Crittall style double glazed aluminium bay-window to rear aspect, bespoke window box seat with built-in storage, flooring to be finished to buyers' specification.

## Three-Piece Family Bathroom

7'9" x 7'3"

Brand new obscured Crittall style double glazed aluminium window to rear aspect. A top quality bathroom suite is ready to be installed, of matt black style, comprising; bath with shower over, countertop washbasin, low-level w/c, storage cupboard. (Remaining finish regarding tiling and flooring can be finished to buyers' specification).

## Rear Garden

Large patio area (which can be finished to buyers' specification), retaining wall (to be rendered with internal lighting), lawn to be re-turfed, solid oak sleepers creating shrubbery borders, mature planting and trees giving the garden an especially unoverlooked feel, side access to front of property, rear play area big enough to house a trampoline, access to the newly installed brick-built, oak clad summerhouse/office.

## Summerhouse/ Office

Brick-built with solid oak cladding, double glazed Crittall style aluminium windows and doors to front aspect, power, lighting and data for internet connectivity.

## Garage

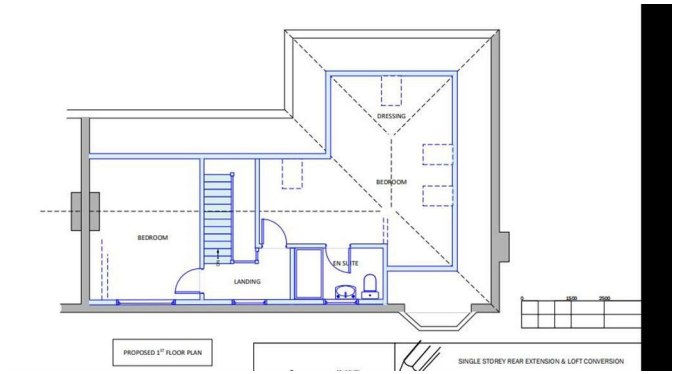
Double wooden doors to front aspect, space for one vehicle, fit for conversion to an additional room.

## Loft Conversion (To Be Built)

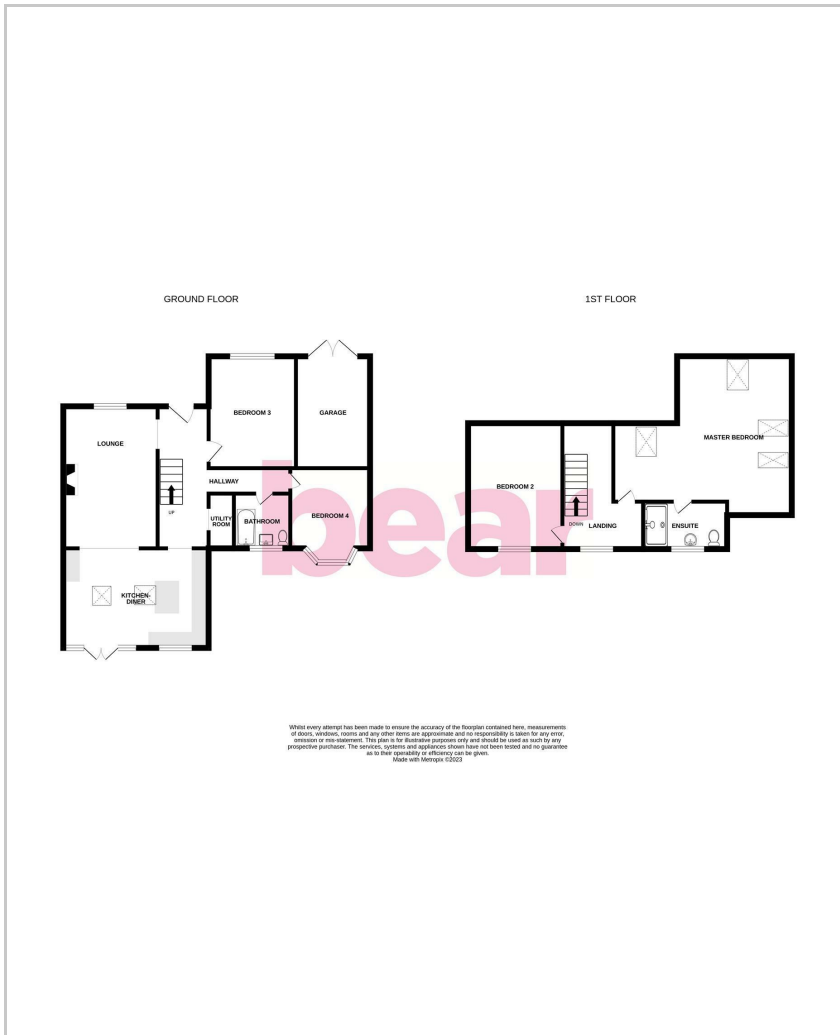
The loft conversion is to be built to the buyers' specification as well as the layout and can include but not be limited to - two additional (and the largest) bedrooms, an en-suite bathroom and potentially a further bathroom or dressing room depending on preference, the mezzanine landing can include a large floor to ceiling window for additional natural light and a top quality finish throughout, however - this can all be to the buyers' exact specification.

## Agents Notes

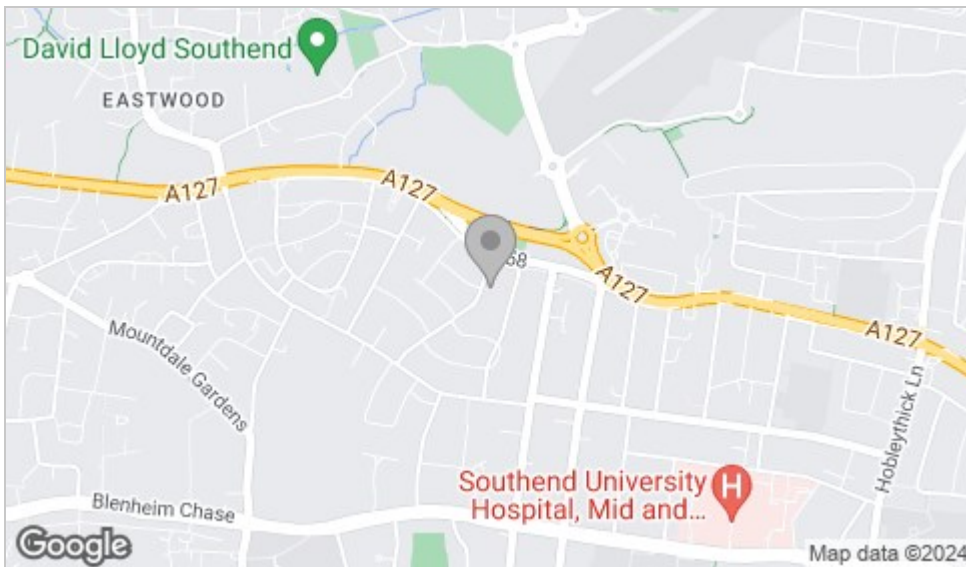
Property to be finished and loft conversion to be built to buyers' specification with just under a 10% deposit payable - please contact the Leigh office of Bear Estate Agents for more information and viewings.



# 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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# Energy Efficiency Graph

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