



This charming semi-detached property on Westcliff Park Drive offers spacious accommodation and a convenient layout. The ground floor features a welcoming entrance hallway leading to a generously sized lounge with a beautiful bay window that fills the room with natural light. Adjacent is a versatile reception room with patio doors opening onto the rear garden, ideal for entertaining guests or relaxing with family. The fitted kitchen, complete with double glazed windows providing ample natural light, offers plenty of storage and space for culinary endeavors. Upstairs, three well-proportioned bedrooms provide comfortable living space, complemented by a spacious family bathroom.

## Westcliff Park Drive

Westcliff-On-Sea

**£450,000**

Offers In The Region Of



# Westcliff Park Drive



## Location

Nestled in a desirable area, Westcliff Park Drive enjoys proximity to local amenities including shops, schools, and parks, making it an ideal choice for families. With West Facing Rear Garden, residents can enjoy sunny afternoons outdoors, and the shed provides convenient storage for gardening tools or outdoor equipment. The property benefits from off-street parking, enhancing convenience in this sought-after residential neighborhood.

## Ground Floor

Upon entering through the front door, you are greeted by a welcoming entrance hallway with coved ceilings and under stairs storage. The lounge boasts a double glazed bay window to the front, adding character with colored lead lite windows and a feature fireplace. The adjacent reception room features laminate wood flooring, a fireplace, and patio doors leading out to the garden. The spacious kitchen, also with double glazed windows, includes a range of eye and base level units, a single sink drainer, and a free-standing cooker, catering to modern culinary needs.

## First Floor

The first-floor landing provides access to a built-in storage cupboard and the loft. Bedroom one offers ample space with a bay window to the front and a picture rail, while bedroom two includes built-in storage and overlooks the rear garden. Bedroom three features a double glazed window to the front, perfect as a child's room or home office. The family bathroom, separate shower cubicle, low-level WC, and pedestal wash basin, all set against double glazed windows ensuring natural light.

## Exterior

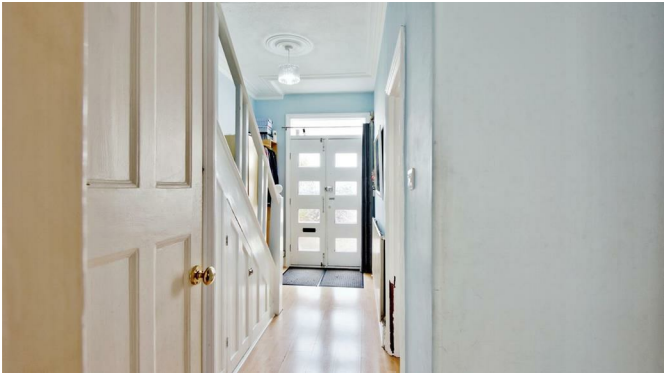
The west-facing rear garden extends approximately 52 feet, starting with an immediate paved patio area ideal for outdoor dining and entertainment. The remainder of the garden is shingled with flower and shrub borders, providing a tranquil retreat. A shed is included, offering additional storage space, while side pedestrian access enhances convenience.

## Overview

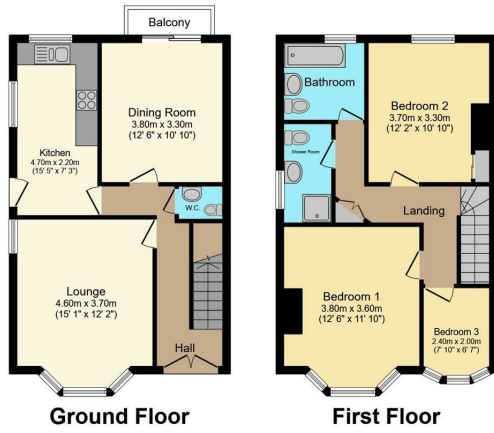
This semi-detached property on Westcliff Park Drive presents an excellent opportunity for families seeking a spacious home with modern amenities. With its versatile layout, west-facing garden, and proximity to local amenities and schools, this property is sure to attract keen interest. Contact us today to arrange a viewing and discover the potential this home has to offer.

## Additional Info

Tenure: Freehold  
Council Tax Band: C



# Floor Plan

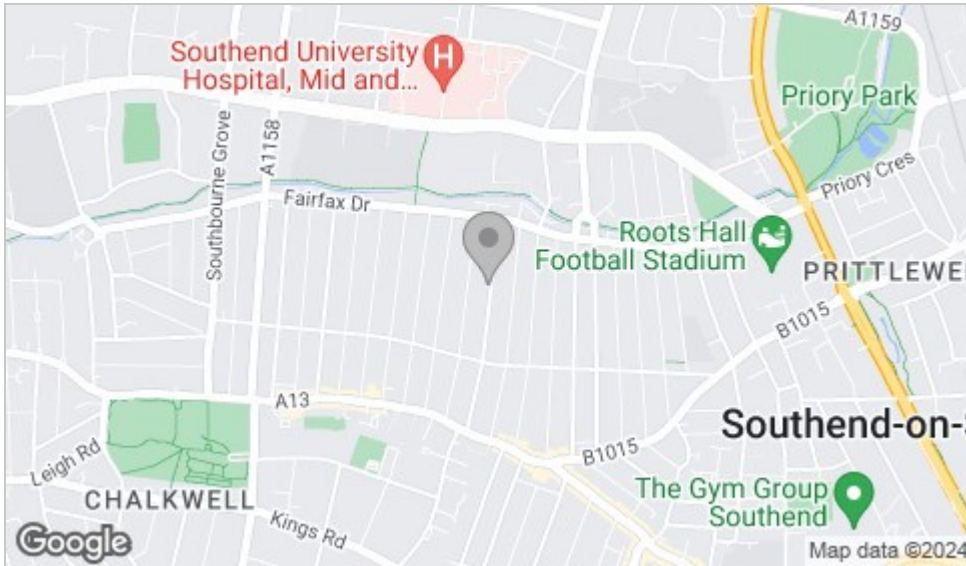


Total floor area 101.1 m<sup>2</sup> (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



## Area Map



## Energy Efficiency Graph

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## 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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