



\* £450,000 - £475,000 \* NEW BUILD WARRANTY REMAINING \* TWO ALLOCATED PARKING SPACES \* IMMACULATE INTERIORS \* LANDSCAPED GARDENS \* DOWNSTAIRS W/C \* This immaculately presented and spacious three bedroom family home offers a spacious lounge with bi-folding doors, a contemporary kitchen-diner, downstairs w/c, a first floor three-piece family bathroom and three great sized bedrooms. Externally, there are landscaped front and rear gardens with beautifully mature planting, access to one separated half of the brick-built shed, a summerhouse and two allocated parking spaces. For schooling, 'Prince Avenue Academy and Nursery' and the 'Eastwood Academy' are both within the catchment area and regarding the location, it offers nearby bus links, the Tesco superstore, quick access to the A127 and a short drive to Westcliff Station for commuters. The seafront and Leigh Broadway are also a short drive away with its' popular bars and restaurants. And with a new build warranty still remaining, this property is a must-view!

- New build warranty remaining
- Great sized main reception room
- Bi-folding doors out onto the garden
- Three-piece family bathroom
- Landscaped garden with marute planting, summerhouse and half-shed
- Two allocated parking spaces
- Bright kitchen-diner
- Three great-sized bedrooms all on first floor
- Downstairs W/C
- Immaculate condition throughout

## Cottage Garden Mews,

Westcliff-on-Sea

**£450,000**

Price Guide



# Cottage Garden Mews,



## Frontage

Two allocated parking spaces on a block paved driveway to the rear of the property, front garden with hedging for privacy, planting borders, a lawn area and a block paved pathway leading to a double glazed UPVC wood effect front door.

## Entrance Hallway

10'11" x 8'6"

Vaulted ceiling with a UPVC obscured double glazed window, carpeted winder staircase rising to first floor landing, access to w/c, coving, spotlighting, skirting, herringbone flooring.

## Kitchen-Diner

17'10" > 9'0" x 15'5" x 9'11"

Three UPVC double glazed windows to front and both side aspects, shaker style kitchen units both wall-mounted and base level comprising; four ring burner induction hob with hidden extractor over and an integrated oven, undercounter stainless steel sink and a half with brushed nickel mixer tap, quartz worktops and splashback, boiler cupboard, integrated undercounter fridge and separate freezer, integrated dishwasher, integrated washing machine, tiled splashback, radiator, coving, spotlighting, undercabinet lighting, skirting, herringbone flooring.

## Downstairs W/C

5'2" x 4'4"

Freestanding vanity unit with marble top, wash basin and chrome mixer tap, w/c with hidden cistern, chrome towel radiator, granite shelf, extractor fan, tiled flooring.

## Lounge

22'9" x 16'0"

UPVC double glazed bi-folding doors as well as a secondary UPVC double glazed door and two windows to both side aspects, understairs storage cupboard, radiator, coving, skirting, herringbone flooring.

## First Floor Landing

Mezzanine style landing with high-level window, skirting, carpet, doors to all rooms.

## Master Bedroom

13'11" x 9'8"

UPVC double glazed window to front aspect and a UPVC double glazed window to side aspect, large built-in wardrobes, radiator, skirting, carpet.

## Bedroom Two

13'11" x 9'0"

UPVC double glazed window to rear aspect, radiator, skirting, carpet.

## Bedroom Three

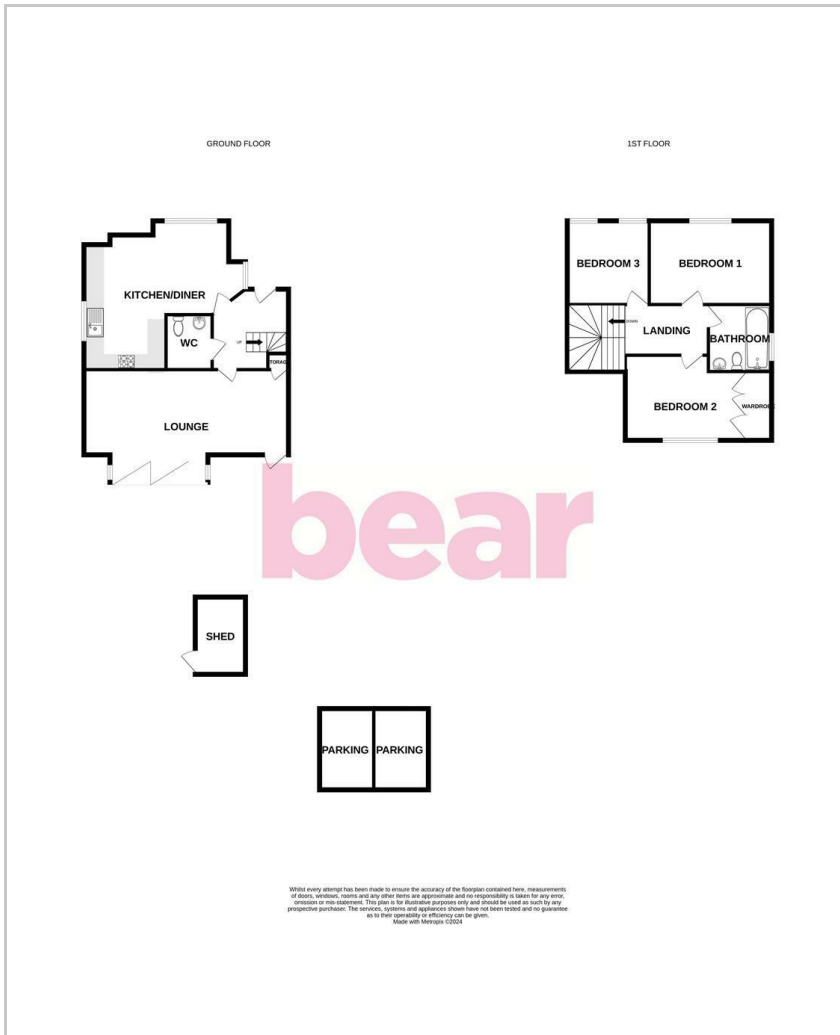
Two UPVC double glazed windows to rear aspect, radiator, skirting, carpet.

## Rear Garden

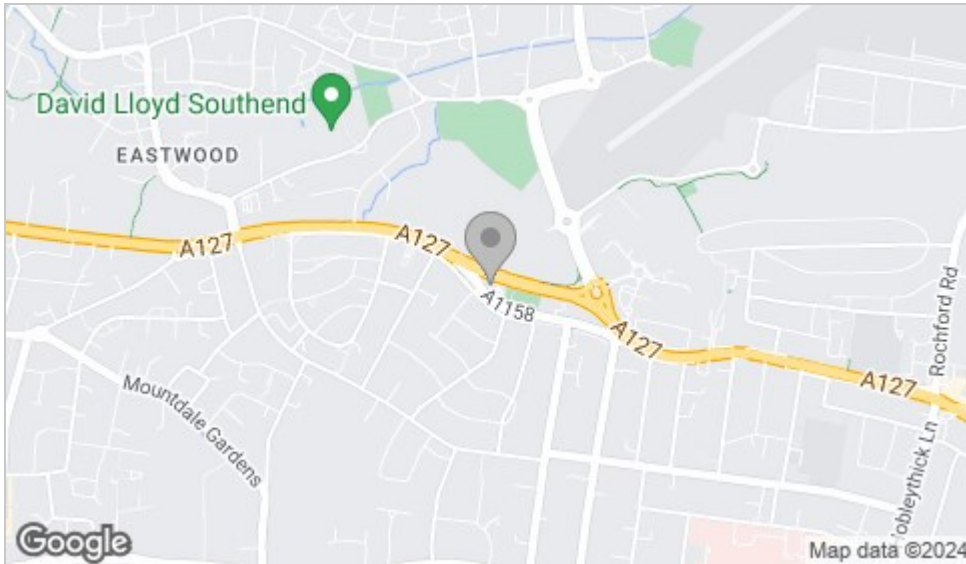
Commences with a paved patio area as well as a rear seating area, access to summerhouse, access to one half of the brick-built shed, mature planting borders and the rest of the garden is laid to lawn. There is a side gate leading to two allocated parking spaces as well as access round to the front of the property.



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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			
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	