



* £550,000- £600,000 * ANNEX TO REAR * IN-AND-OUT DRIVEWAY WITH GARAGE * NO ONWARD CHAIN * HUGE RECEPTION SPACE * FOUR GREAT-SIZED BEDROOMS * LAUNDRY ROOM AND DOWNSTAIRS W/C * This deceptively spacious four bedroom home offers an impressive in-and-out driveway with garage, a rear extension and a substantial annex to the rear. The accommodation is comprised of; a much larger than average entrance hall with access to the downstairs W/C and the large laundry room, an extended L-shaped lounge/dining/sitting room with French doors out to the low-maintenance garden and a fully fitted kitchen, while upstairs you will find four great-sized bedrooms with storage solutions and a three-piece family bathroom. The location offers quick access to the A127, the grammar schools and Southend University Hospital with the Tesco superstore around the corner and a short drive to Chalkwell Station for commuters to London. For schooling, Earls Hall Primary and the sought-after Eastwood Academy are both within catchment with the property available to view now, and with no onward chain!

- Annex to rear
- Four great-sized bedrooms
- Fitted kitchens in the house and annex
- Large entrance hall
- Downstairs W/C
- Parking for four vehicles on the in-and-out driveway
- Huge reception layout
- Laundry room and separate downstairs W/C
- Bright property throughout
- No onward chain

Westbourne Grove

Westcliff-On-Sea

£550,000

Price Guide



Westbourne Grove



Frontage/Parking

Block paved in and out driveway providing parking for four vehicles with planting borders and UPVC double glazed and obscured French doors for access to;

Front Porch/Entrance Hallway

Obscured UPVC double glazed sidelights to front aspect with a tiled porch and opening through to the entrance hall which is comprised of; a carpeted staircase rising to first floor landing with storage cupboard underneath, access to downstairs W/C, access to laundry room, coving, radiator, skirting and carpet.

Downstairs W/C

Obscured UPVC double glazed window to rear aspect, fully tiled walls, vanity unit with wash basin, W/C, tiled flooring.

Laundry Room

UPVC double glazed window to rear aspect, large storage cupboard, wall-mounted cupboards, laminate worktops with space for four appliances underneath, coving, towel radiator, fully tiled walls and flooring, access to garage.

Kitchen

11'9" x 9'2"

UPVC double glazed door and window for garden access, shaker style kitchen units comprising; 1.5 composite sink and drainer with chrome mixer tap set into granite effect laminate worktops with tiled splashbacks, integrated eye-level Neff oven and grill, space for microwave, space for undercounter fridge and freezer, integrated Neff dishwasher, four ring burner Neff induction hob with extractor over, tiled flooring.

Lounge-Diner

32'11" > 11'1" x 19'10" > 12'3"

Large L-shaped room with UPVC double glazed windows to front aspect, obscured UPVC double glazed windows to side aspect and a set of UPVC double glazed French doors and sidelights for direct garden access, three radiators, feature fireplace, coving, skirting and carpet.

First Floor Landing

UPVC double glazed side window, loft access, spotlighting, radiator, coving, skirting and carpet.

Master Bedroom

12'11" x 10'5"

UPVC double glazed window to front aspect, large range of fitted wardrobes, radiator, dresser unit, spotlighting, coving, skirting and carpet.

Bedroom Two

10'7" x 10'5"

Two UPVC double glazed windows to front aspect built-in wardrobe, radiator, spotlighting, coving, skirting and carpet.

Bedroom Three

11'0" x 9'6"

UPVC double glazed rear window, radiator, spotlighting, coving, skirting and carpet.

Bedroom Four/Office

8'11" x 6'5"

UPVC double glazed rear window, high-level storage cupboards, radiator, spotlighting, coving, skirting and carpet.

Three-Piece Family Bathroom

9'4" x 5'5"

Large jacuzzi bath with shower over, his and hers vanity units with countertop washbasins, low-level W/C, chrome towel radiator, spotlighting, coving, fully tiled walls and flooring.

Garden

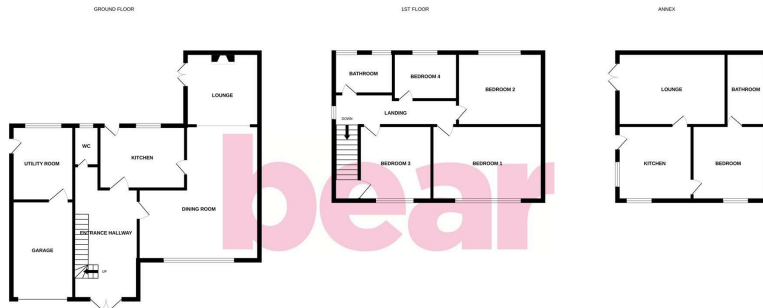
Commences with a decked seating area as well as Indian sandstone paving which leads down to the pond and rear pergola, there is also a low-maintenance artificial lawn, mature planting, storage area, side access to front of property and access to the annex.

Garage

Single garage with an up-and-over front door and rear door through to the laundry room.



Floor Plan

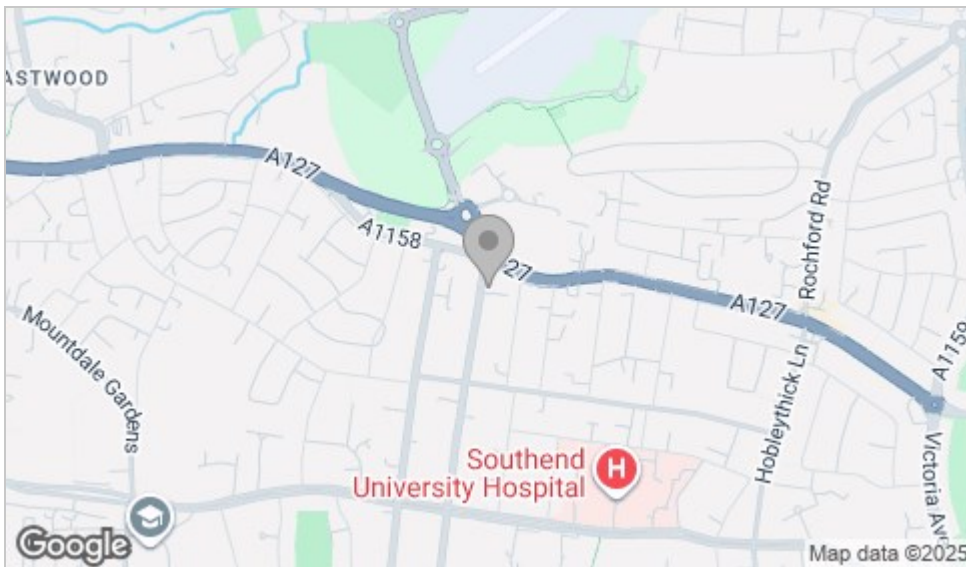


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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