



£475,000 - £525,000 \* PARKING FOR THREE \* GARAGE \* FOUR DOUBLE BEDROOMS \* NEW KITCHEN \* GREAT CATCHMENT AREA AND NEAR GRAMMAR SCHOOLS \* DOWNSTAIRS W/C \* ALL NEW WINDOWS / DOORS / BOILER IN RECENT YEARS \* This deceptively spacious semi-detached home has four double bedrooms, a great school catchment area and ample parking and a garage. The accommodation is comprised of; parking for three and access to the garage to the front, an entrance hall with storage and a downstairs WC, a recently installed and bright kitchen-breakfast room and a large lounge-diner to the rear with a rear bay window and access to the low-maintenance garden. Upstairs you will find four great-sized double bedrooms with an array of fitted wardrobes and a three-piece family bathroom. The location is brilliant - there is quick access to the A127, Earls Hall Primary and The Eastwood Academy are within catchment, with the prestigious grammar schools of the borough around the corner, there are amenities and bus links nearby and a short drive gets you to the popular Leigh Broadway or Chalkwell Station for London commuters. This homely property is available to view now!

- Parking for three
- Four double bedrooms
- Great school catchment area
- Large reception room
- Plenty of built-in wardrobes
- Garage
- Downstairs WC
- Low-maintenance garden
- New kitchen-breakfast room
- Short drive to Chalkwell Station for London commuters

## Southbourne Grove

Westcliff-On-Sea

**£475,000**

Price Guide





# Southbourne Grove



## Frontage/Parking

Parking on a paved front driveway providing room for three vehicles plus an additional in the single garage, side access to garden, mature planting for privacy, front door leading to:

## Single Garage

Newly fitted electric garage door, power, lighting and a UPVC double glazed side window.

## Front Porch

Exposed feature brickwork and floor tiling with a composite front door leading to:

## Entrance Hallway

Access to downstairs WC, carpeted winder staircase rising to first floor landing with storage cupboard underneath, radiator, skirting and parquet flooring.

## Downstairs W/C

Floating vanity unit with wash basin and chrome mixer tap, low-level WC, extractor fan, floor to ceiling wall tiles and floor tiling.

## Kitchen-Breakfast Room

18'2" x 8'0"

UPVC double glazed windows to front and side aspects as well as a side door for garden and front driveway access. New shaker style kitchen units both wall-mounted and base level (and a couple of finishings left to do) comprising; composite 1.5 sink and drainer with chrome mixer tap, integrated oven and grill, four ring burner induction hob with stainless steel extractor hood over, pan drawers, integrated dishwasher, space for washing machine, space for large American style fridge/freezer, breakfast bar ready to be assembled, marble effect laminate worktops with tiled splashback, radiator, skirting and a tiled floor.

## Lounge-Diner

20'6" x 14'5"

UPVC double glazed rear bay with incorporated door for garden access, feature fireplace, double radiator, skirting and parquet flooring.

## First Floor Landing

Large storage cupboard, loft access, skirting and carpet.

## Bedroom One

12'1" x 10'7"

UPVC double glazed rear window, large sets of built-in wardrobes, radiator, coving, skirting and carpet.

## Bedroom Two

12'3" x 10'4"

UPVC double glazed window to front aspect, set of built-in wardrobes, radiator, skirting and carpet.

## Bedroom Three

10'0" x 9'11"

UPVC double glazed window to front aspect, radiator, coving, skirting and carpet.

## Bedroom Four

9'11" x 9'5"

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

## Three-Piece Family Bathroom

9'10" x 6'11" x 6'6"

Obscured UPVC double glazed side window, bath with shower over, chrome towel radiator, vanity unit with wash basin and chrome mixer tap, low-level WC, floor to ceiling wall tiles and floor tiling.

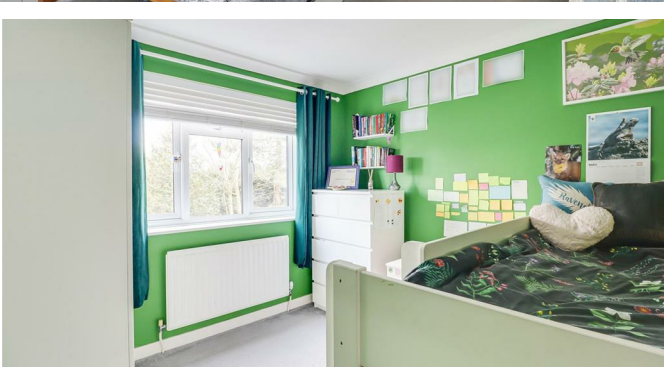
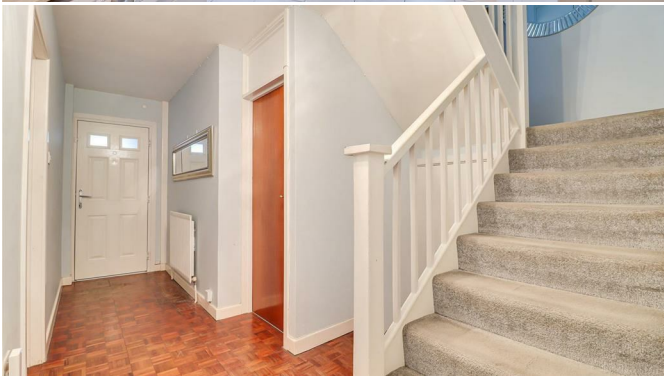
## Rear Garden

Landscaped patio area with the remainder mostly laid to artificial lawn, with planting borders, feature trees and side access to front of property.

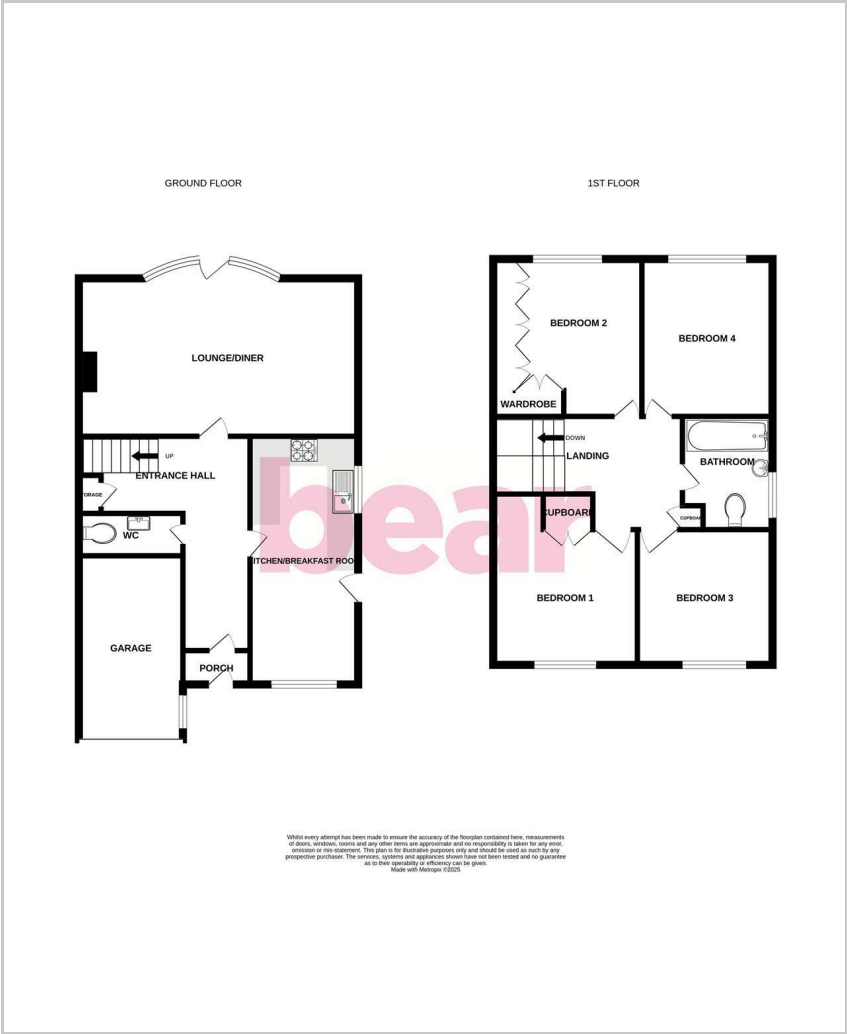
## Agents Notes

All new windows and doors three years ago as well as a new Worcester Bosch combi boiler fitted by British Gas at the same time. The loft is fully boarded.

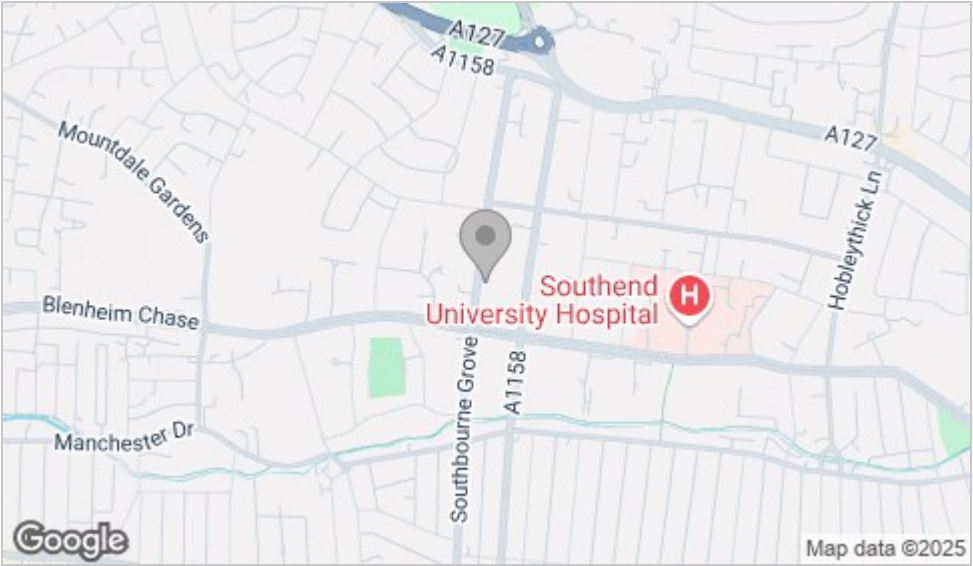




# Floor Plan



# 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

