



\* £400,000 - £425,000 \* PARKING FOR TWO LARGE VEHICLES \* LOFT CONVERSION \* WALK TO WESTCLIFF STATION \* NO ONWARD CHAIN \* KITCHEN FAMILY ROOM \* CONTEMPORARY STYLE THROUGHOUT \* This superb three-bedroom family home has enhanced its original features to make it a truly unique home in Westcliff! The accommodation is comprised of; a block paved driveway for two large vehicles and parking for an additional vehicle over the dropped curb, a bright entrance hall with room for a workstation, an elegant bay fronted lounge, an inviting family living area with shaker style kitchen and french doors opening onto the landscaped garden - which holds a shed and bar for hosting any event. The first floor landing takes you to a bay fronted master bedroom, an equally sized second bedroom, a modern three-piece bathroom and finally on the second floor a third bedroom with built-in wardrobes - this home is perfect for a family and hosting guests all year round! The property sits on a characterful road and is only a walk away from Westcliff Station for London commuters, Southend University Hospital, amenities and bus links. For schooling, the Westborough School is within catchment and the prestigious grammar schools are just round the corner. Offered with no onward chain, this fantastic home is available for viewings now!

- Parking for two large vehicles
- Walking distance Westcliff Station and Southend University Hospital
- Landscaped garden with bar and shed
- Modern three-piece bathroom
- Open-plan kitchen-family room with shaker style units
- No onward chain
- Three double bedrooms with ample storage
- Characterful bay fronted lounge
- Contemporary style throughout
- Loft conversion

## Northview Drive

Westcliff-On-Sea

**£400,000**

Price Guide





# Northview Drive



## Parking/Frontage

Block paved drive with parking for two large vehicles, overhanging front porch, fencing to sides, composite double glazed front door with obscured leadlighting and sidelight.

## Entrance Hallway

16'6" × 5'2"

Carpeted staircase rising to first floor with storage space underneath (perfect for a desk), radiator, original cornicing and ceiling rose, picture rail, decorative wall panelling, skirting, wood effect laminate flooring.

## Lounge

15'2" × 10'9"

UPVC double glazed bay fronted windows, victorian style fireplace with bespoke units and shelving either side, radiator with decorative wooden cover, original cornicing and ceiling rose, decorative panelling, skirting, wood effect laminate flooring.

## Kitchen-Family Room

21'4" × 16'6" > 10'3"

UPVC double glazed windows with French doors giving access onto garden, shaker style kitchen with wall mounted and base level units comprising; integrated fridge/freezer, four ring burner induction hob with extractor hood over, integrated eye-level microwave, integrated dishwasher, integrated washing machine, composite sink with drainer and chrome mixer tap, wood effect laminate worktops, wall mounted boiler in cupboard, large victorian style fireplace with log burner, radiator with decorative wooden cover, original cornicing and ceiling rose, spotlighting, skirting and wood laminate flooring.

## First Floor Landing

18'2" × 5'7"

UPVC double glazed bay window with access to

second floor landing and storage cupboard underneath, picture rail, decorative panelling, skirting, wood effect laminate flooring.

## Bedroom One

15'7" × 10'7"

UPVC double glazed bay fronted window, radiator with decorative cover, smooth ceiling with original cornicing, skirting, carpet.

## Bedroom Two

12'7" × 10'8"

Double glazed window to rear aspect, radiator, smooth ceiling, skirting, wood effect lino flooring.

## Bathroom

7'4" × 5'6"

UPVC double glazed obscured window to rear aspect, WC, vanity unit with wash basin and chrome mixer tap, panelled bath with overhead shower, chrome towel radiator, smooth ceiling, ceiling to floor wall tiles, wood effect vinyl flooring.

## Bedroom Three

11'3" × 11'10"

Three double glazed skylights, eaves storage to front and rear, two built-in wardrobes, smooth ceiling, skirting, carpet.

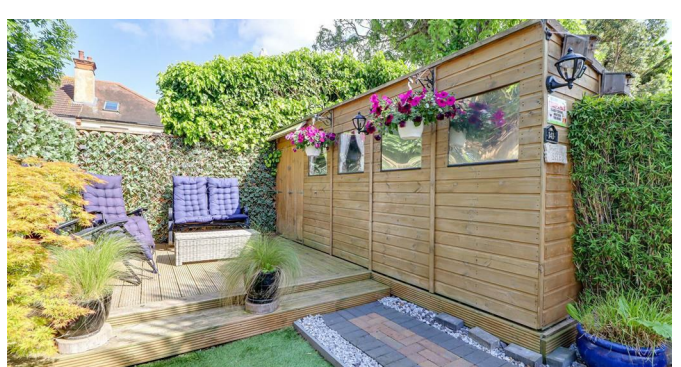
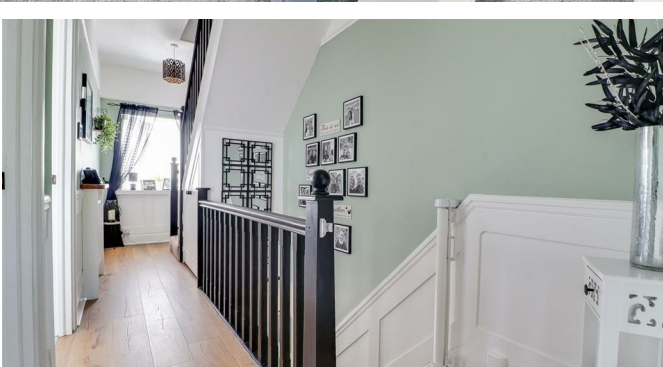
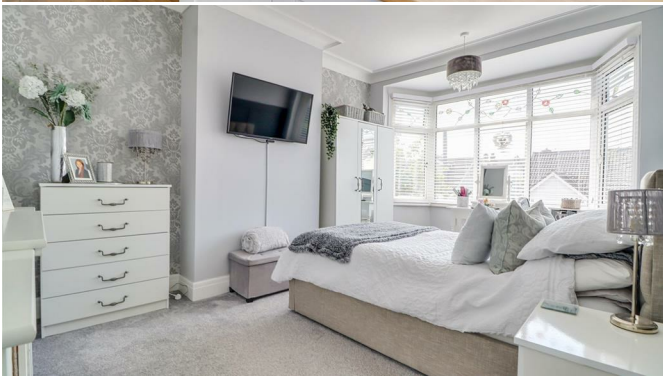
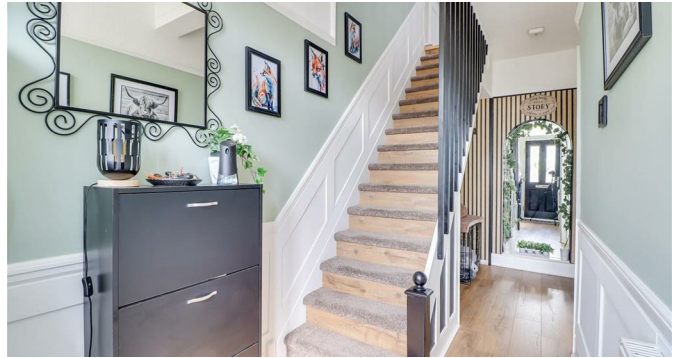
## Landscaped Garden

Commences with a block paved patio area with ample seating space, beautiful array of planting around the pond with a shingle border, low-maintenance artificial lawn, feature palm tree, a rear deck for further seating and access to both the shed and the home bar, barbecue station, fencing all around.

## Bar/Shed

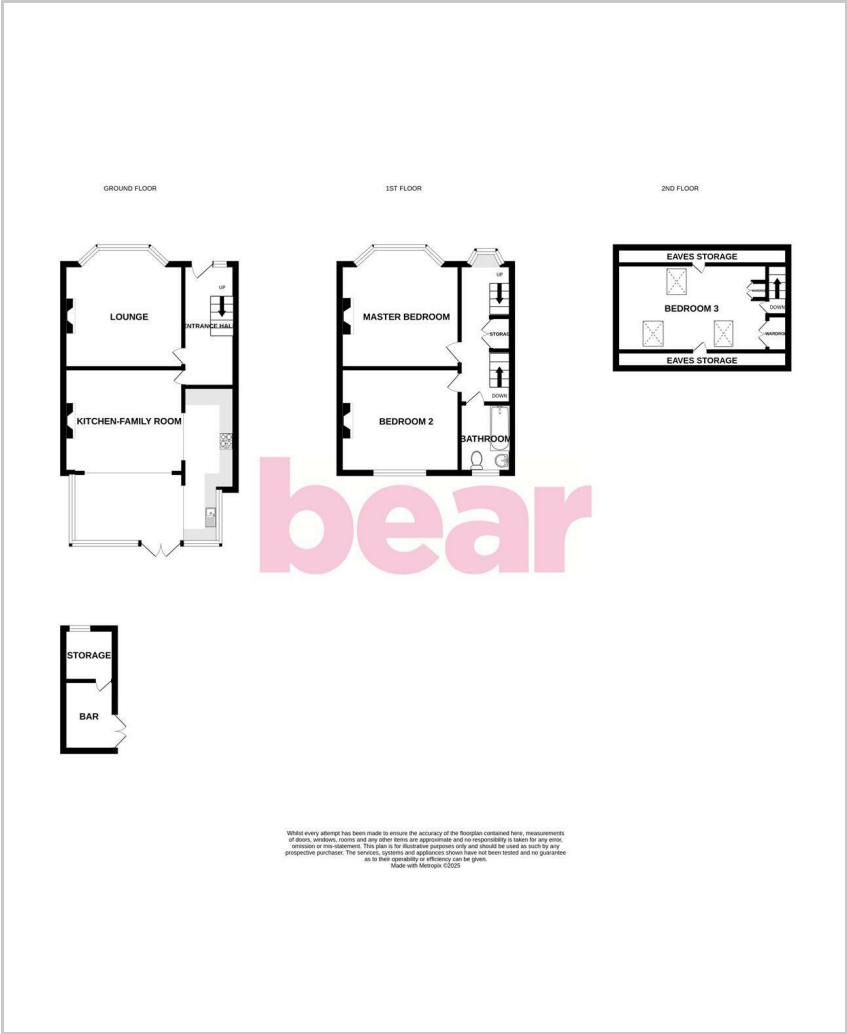
Wooden built shed with two halves; a home bar and a storage room.



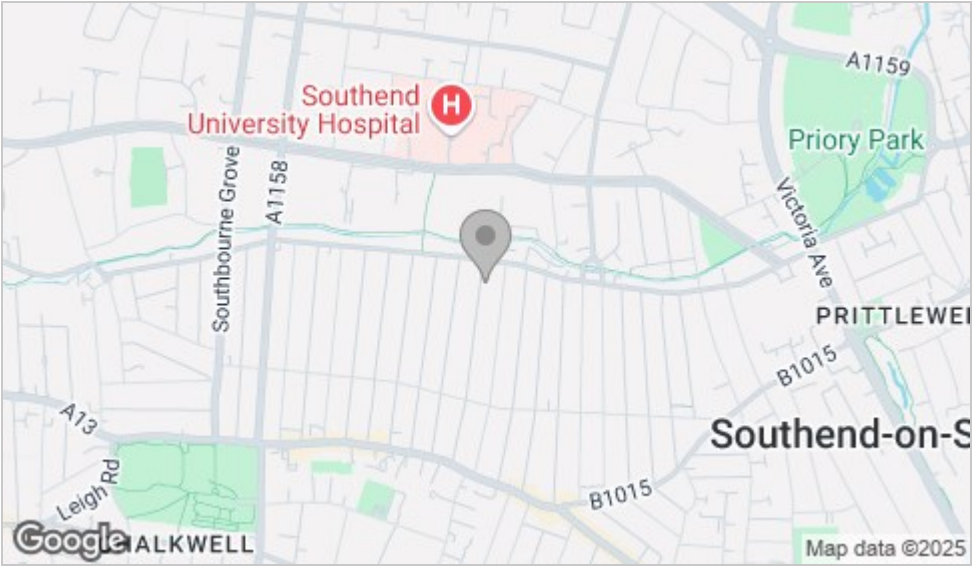




# Floor Plan



# 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

