



£375,000 - £400,000 * SOUTH-FACING GARDEN * OFF-STREET PARKING FOR TWO * A WALK TO WESTCLIFF STATION * THREE DOUBLE BEDROOMS * ONWARD PURCHASE FOUND * This characterful three bedroom home offers a south-facing garden with summerhouse, off-street parking and a modern layout. The accommodation is comprised of; a paved driveway for two large vehicles and an additional third space over the dropped curb, an entrance hall leading to a spacious lounge-diner, a modern kitchen accompanied with a practical utility room and WC. While upstairs takes us to bay fronted master bedroom, two generous further bedrooms and an immaculate three-piece bathroom. Finally, there is a south-facing garden with summerhouse, workshop and a patio large enough for a hot tub and barbecue! For schooling, The Westborough School and Chase High School are within catchment, with the prestigious grammar schools only a short walk away. Amenities and bus links are around the corner and for London commuters, Westcliff Station is also only a short walk away. This home invites you into the heart of Westcliff and is eager to take care of its next family - viewings are available now!

- South-facing garden with summerhouse and workshop
- Three double bedrooms
- Fully fitted kitchen with a separate utility room
- Great school catchment area
- Local amenities close by
- Walking distance to Westcliff Station
- Spacious open-plan lounge-diner
- Characterful semi-detached family home
- Modern three-piece family bathroom as well as a downstairs WC
- Sellers have already found!

Claremont Road

Westcliff-on-Sea

£375,000

Price Guide



Claremont Road



Parking/Frontage

A paved driveway for two large vehicles and an additional third space over the dropped curb, side access to garden and double entrance door through to:

Porch

Dado rail, lighting, tiled flooring and a double glazed obscured front door to:

Entrance Hallway

Carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, skirting and laminate flooring.

Lounge-Diner

25'7" × 11'11" > 10'0"

UPVC double glazed sash bay window to front aspect as well as a UPVC double glazed rear door, radiator, skirting and wood effect laminate flooring.

Utility Room

10'8" × 10'2"

UPVC double glazed sash window to side aspect, access to downstairs WC, access to large built-in utility cupboard giving space for washing machine and tumble dryer, space for large American style fridge/freezer, modern vertical radiator, coving, skirting and wood effect lino flooring.

Kitchen

10'2" × 7'11"

UPVC double glazed side door with sidelight for garden access as well as UPVC double glazed window, shaker style kitchen units, both wall mounted and base level comprising; four ring burner Bertazzoni gas hob with hidden extractor over and a Bertazzoni oven, composite 1.5 sink with chrome mixer tap, integrated Bosch dishwasher, pull-out bin drawer, wood effect laminate worktops with tiled splashbacks, skirting and wood effect lino flooring.

Bedroom One

15'10" × 13'10"

UPVC double glazed sash bay window with an additional sash window to front aspect, double radiator, original cornicing, skirting and carpet.

Bedroom Two

11'4" × 9'11"

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

Bedroom Three

10'7" × 10'2"

UPVC double glazed rear window, airing cupboard, exposed brick fireplace, skirting and carpet.

Three-Piece Shower Room

8'0" × 5'7"

Obscured UPVC double glazed side window, double walk-in shower with drencher head and secondary shower attachment, WC, vanity unit with wash basin and chrome mixer tap, towel radiator, spotlighting, extractor fan, partial wall tiling and floor tiling.

South-Facing Rear Garden

Commences with a paved patio with the remainder mostly laid to lawn, planting borders and feature trees for privacy, gated side access to front of property, summerhouse and large workshop/shed with fencing all around.

Summerhouse and Workshop

Summerhouse:

Summerhouse has power, lighting and heating with UPVC double glazed French doors and windows.

Workshop:

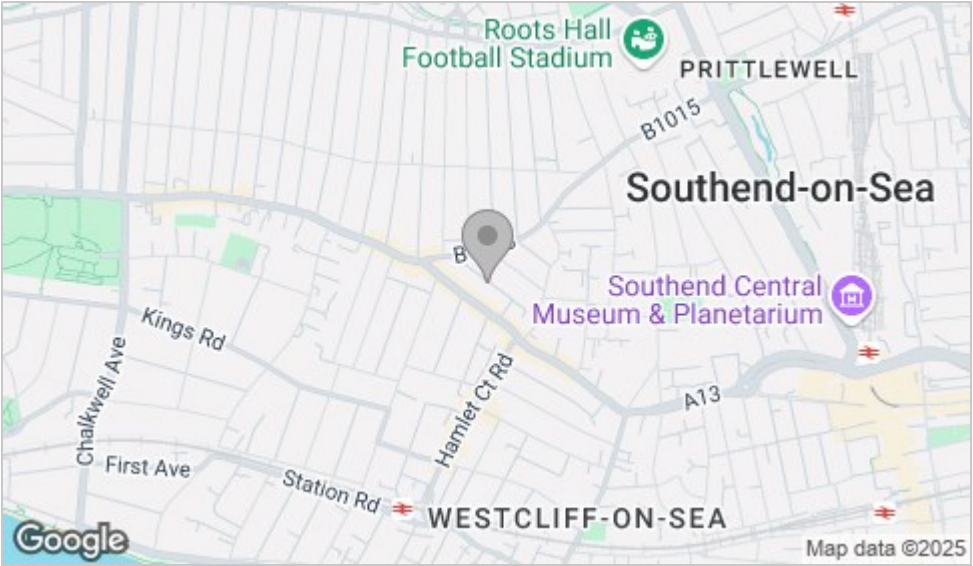
Double glazed window, two double entrance doors, power, lighting and heating with ample storage space.



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 firms 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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

