



\* £325,000 - £350,000 \* NO ONWARD CHAIN \* WEST-FACING GARDEN WITH SUMMERHOUSE \* SET OVER THREE FLOORS \* SHORT WALK TO PRITTLEWELL STATION \* This beautifully presented three-bedroom period home is arranged across three spacious floors and offers a wealth of original features, including decorative cornicing, ceiling roses, sash windows and an antique feature fireplace. Positioned on a quiet residential street, the property also boasts a private west-facing rear garden complete with a summerhouse and gated side access. The accommodation comprises a welcoming entrance hallway with original tiled flooring, a bright bay-fronted lounge with feature fireplace, a generous dining room with bespoke fitted storage, and a modern kitchen with gloss units and direct garden access. The first floor offers two double bedrooms and a stylish four-piece family bathroom, while the top floor features a third bedroom with skylights and cleverly designed eaves storage. The rear garden provides the perfect retreat, with a paved seating area, lawn, mature borders, and a fully powered summerhouse ideal for a home office or creative space. Perfectly positioned within walking distance of Prettlewell Station, nearby parks and local shops, this charming home also falls within catchment for The Westborough School, Chase High School, and both Southend and Westcliff Grammar Schools. Offered with no onward chain and bursting with character, this is a rare opportunity to secure a spacious and stylish home in a sought-after Westcliff location.

Council Tax Band: B

- No onward chain
- Walking distance to Prettlewell Station
- Set across three spacious floors
- Original period features throughout
- Bright bay-fronted lounge with feature fireplace
- Separate dining room with bespoke fitted storage
- Modern kitchen with garden access
- Three double bedrooms
- Stylish four-piece family bathroom
- Southend and Westcliff Grammar Schools within catchment

## Shakespeare Drive

Westcliff-on-Sea

**£325,000**

Price Guide



# Shakespeare Drive



## Frontage

Front garden with well established shrubs and plants, white retaining wall with iron ornate gate, pathway leading to porch and obscured double glazed composite front door.

## Entrance Hallway

12'6" x 2'11"

Radiator, original cornicing and ceiling rose, picture rail, dado rail, skirting, coir matting, tiled flooring, carpeted stairs rising to first floor.

## Lounge

10'8" x 10'7"

UPVC double glazed bay-fronted sash window, double radiator, antique feature fireplace with wooden surround and tiled hearth, smooth ceiling with original cornicing and ceiling rose, picture rail, dado rail, skirting, carpet.

## Dining Room

11'10" x 11'2"

UPVC double glazed sash window to rear aspect, double radiator, three bespoke fitted storage cupboards and bespoke fitted bookshelf, smooth ceiling with original cornicing and ceiling rose, picture rail, dado rail, skirting, floor boards under osb boarding.

## Kitchen

9'1" x 9'1"

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, radiator, white gloss kitchen units both wall mounted and base level with cherrywood worktop, kitchen comprised of; space with new Igenix fridge, space with new Igenix freezer, five ring stoves cooker with stainless steel extractor over, stainless steel 1.5 sink with drainer and chrome mixer tap, space with Hoover washing machine, smooth ceiling with original cornicing, tiled splashback, skirting, tiled flooring.

## First Floor Landing

10'11" x 2'4"

Large under stairs storage cupboard, smooth

ceiling with original cornicing and ceiling rose, picture rail, dado rail, skirting, carpet.

## Bedroom One

13'11" x 11'1"

Two UPVC double glazed sash windows to front aspect, radiator, fitted wardrobes, smooth ceiling with original cornicing and ceiling rose, picture rail, skirting, carpet, carpeted stairs rising to second floor with access to eaves storage.

## Bedroom Two

11'10" x 8'8"

UPVC double glazed window to rear aspect, radiator, smooth ceiling with original cornicing and ceiling rose, picture rail, skirting, carpet.

## Bathroom

9'1" x 9'1"

UPVC obscured double glazed sash window to rear aspect, white towel radiator, WC, double shower, wash basin with chrome taps, panelled bath, smooth ceiling with original cornicing, picture rail, partially tiled walls, slate tiled flooring.

## Bedroom Three

10'3" x 9'8"

Four double glazed skylights, radiator, eaves storage has been cleverly converted to wardrobes and drawers, smooth ceiling, carpet.

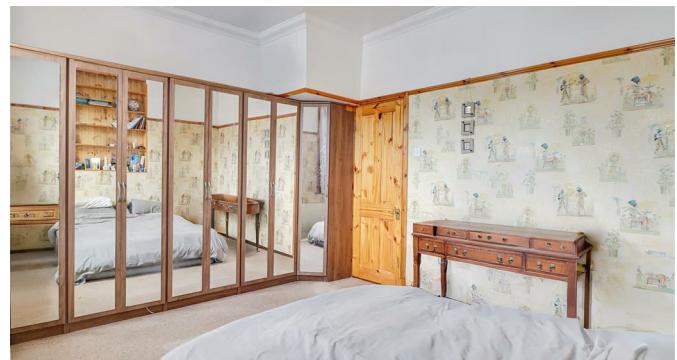
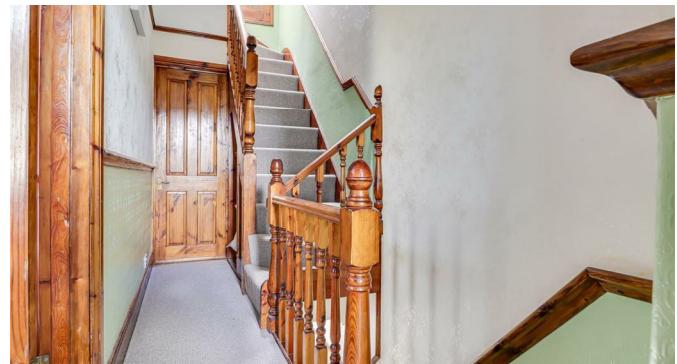
## West-Facing Rear Garden

Commences with stone effect hardstanding area, lawn area with raised flower and shrub borders, summer house at rear to remain with UPVC double glazed window and electric supply, side access leading to front of the property.

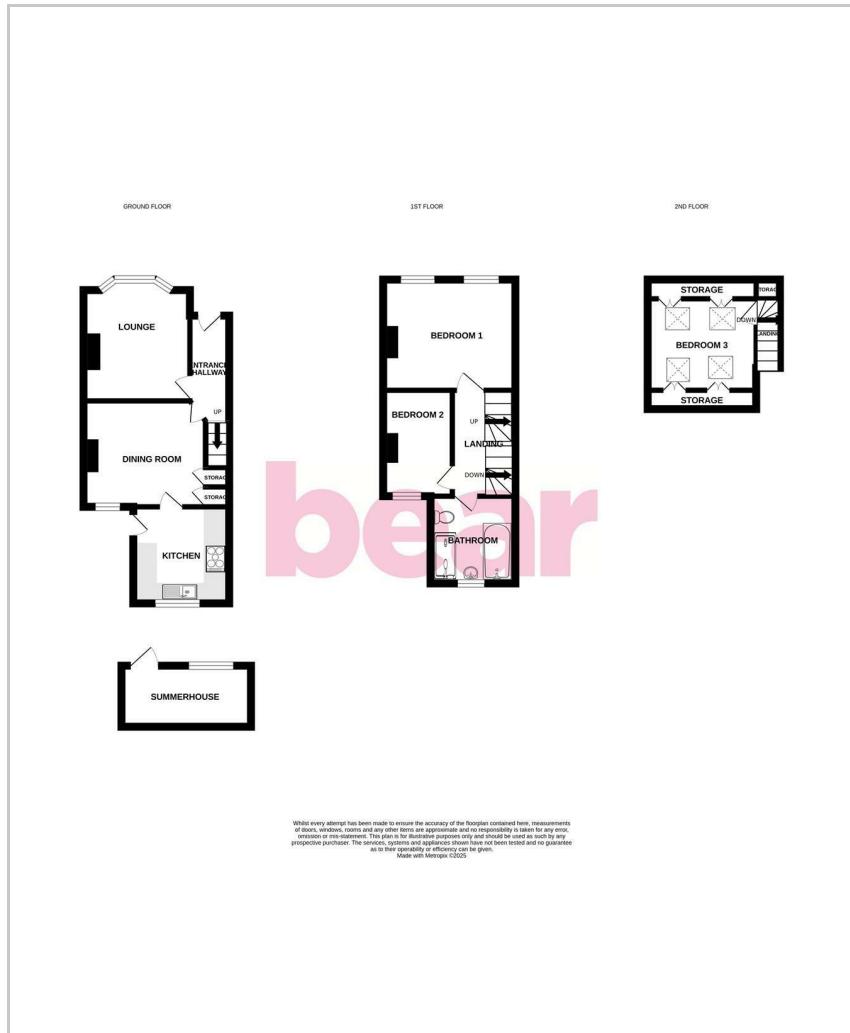
## Agent Notes:

Please Notes: New carpet in lounge, landing and staircases.

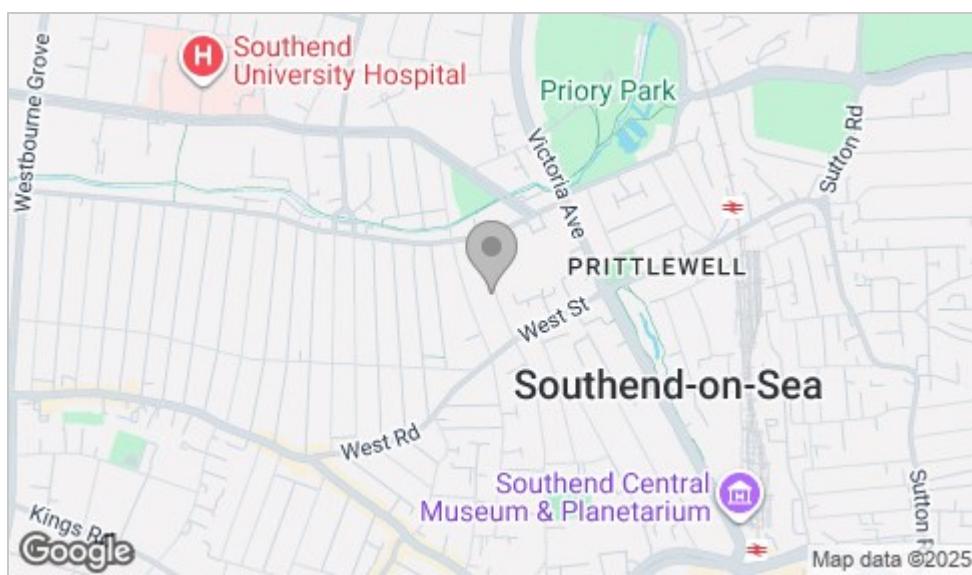
Council Tax Band: B



## 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

