



## St. Johns Road

Westcliff-on-Sea

- SEMI-DETACHED
- THREE BEDROOMS
- CHARACTER PROPERTY
- THREE RECEPTION ROOMS



## Guide Price £435,000

Hair & Son are delighted to bring to market this beautiful three bedroom semi detached home adorned with character and period charm throughout, this is one that cannot be missed.







We are delighted to present this fantastic home that has been loved and appreciated throughout the years, boasting a wealth of character this property in St. Johns Road should not be missed.

This semi detached house has fantastic space and accommodation throughout, comprising of three reception rooms, including a living room and dining area, as well as a fitted kitchen to the rear with access to the rear garden.

Upstairs you will find three double bedrooms with the master bedroom located at the front, as well as the modern family bathroom that consists of a low level w/c, wash hand basin and a panelled bathtub.

The outside space really adds the finishing touches to this perfect family home, with a south facing rear garden, wide side access which leads to a patio area which would ideally compliment family entertainment and al-fresco dining in the warm summer evenings. The garden also features an outside w/c, and an outbuilding that features full power/electricity providing an ideal working from home space.

Situated in the heart of St. Johns Road you will find yourself within walking distance to Westdiff train station that has direct links via the c2c line to London Fenchurch Street. Hamlet Court Road is a high street that is filled with eateries, shops and pubs and is located just at the end of St. Johns Road. Westdiff seafront is also within easy reach.



The boiler is under guarantee until 2032 providing a yearly service is carried out each year before February.

Offered to the market with vacant possession, therefore no onward chain.

#### **HALLWAY**

#### **LIVING ROOM**

14' 10" x 12' 7" (4.52m x 3.84m)

#### **DINING ROOM**

11' 7" x 10' 4" (3.53m x 3.15m)

#### **RECEPTION ROOM**

10' 8" x 8' 9" (3.25m x 2.67m)

#### **KITCHEN**

11' 1" x 8' 9" (3.38m x 2.67m)

#### **BEDROOM ONE**

16' 5" x 12' 7" (5m x 3.84m)

#### **BEDROOM TWO**

11' 9" x 10' 3" (3.58m x 3.12m)

#### **BEDROOM THREE**

14' 4" x 8' 10" (4.37m x 2.69m)

#### **BATHROOM**

6' 11" x 5' 11" (2.11m x 1.8m)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



### Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

Regulated by RICS

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