



## Westbury Road

, Southend-on-Sea, SS2 4DL

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- WEST BACKING REAR GARDEN
- OFF ROAD PARKING

**£365,000**

Hair & Son are delighted to market this three bedroom semi detached family home, boasting three reception rooms and lovely west backing rear garden. An ideal family home, ready to be moved into.







Welcome to Westbury Road, situated close to local amenities that include shops and eateries as well as good local schools, making this a perfect family home.

Upon entering you are brought in to a inviting entrance hall, this provides access to the lounge that features a bay fronted window with shutter blinds. At the rear of the house you have the fitted kitchen with a range of base and eye level units with rolled edge work surfaces and inset sink and mixer tap, this area also offers ample space for white goods. This room links freely with the additional breakfast room in which provides access to the stunning rear garden. There is also an additional reception room between the lounge and the breakfast room which allows space for a dining room. This room also has the potential to be knocked through if you would prefer an open plan feel. The last bonus of the ground floor is an additional w/c featuring a low level w/c, a wash hand basin and a chrome heated towel rail.

Upstairs you will find the three bedrooms as well as the stylish family bathroom, that consists of a fully tiled room comprising walk in double length shower with glass screen, low level W.C. and wash and basin with storage beneath.

Externally you have a stunning west backing rear garden, immediately you are presented with a patio area. A great space for a table and chairs enabling for a perfect space for entertaining. The rest of the garden is grass laid to lawn, with the rear having a further deck area with a timber garden room.





To the front of the property is a driveway which allows for parking for two vehicles.

#### HALLWAY

#### LOUNGE

15' 3" x 10' 11" (4.65m x 3.33m)

#### DINING ROOM

11' 4" x 10' 7" (3.45m x 3.23m)

#### BREAKFAST ROOM

#### KITCHEN

15' 5" x 12' 6" (4.7m x 3.81m)

#### LANDING

#### BEDROOM ONE

12' 4" x 10' 3" (3.76m x 3.12m)

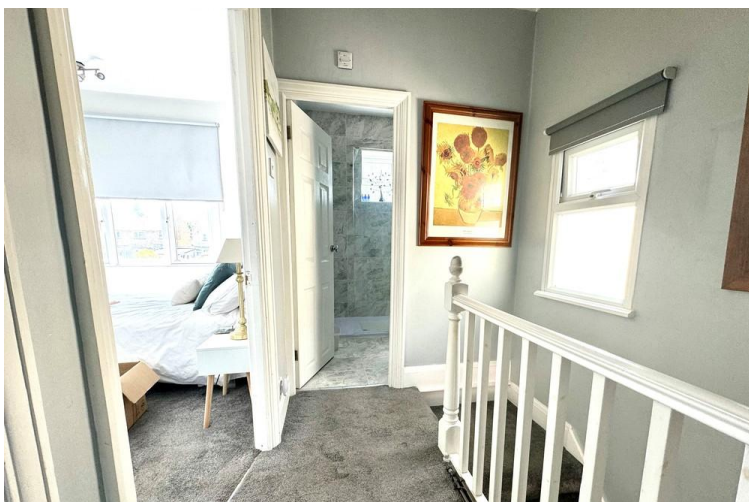
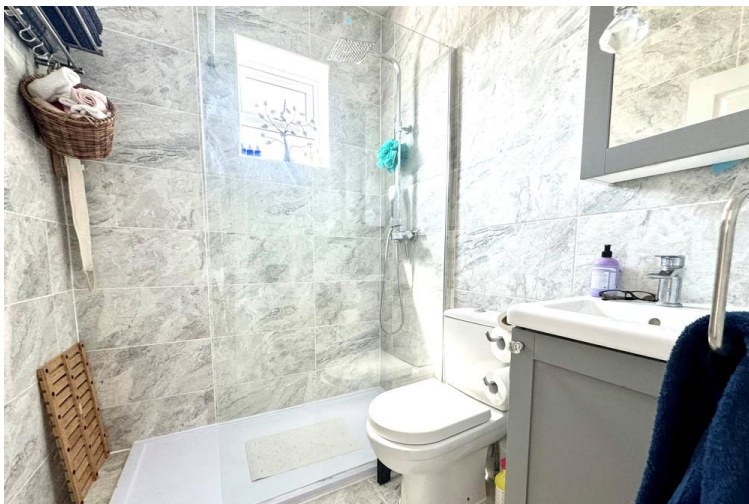
#### BEDROOM TWO

11' 3" x 11' 1" (3.43m x 3.38m)

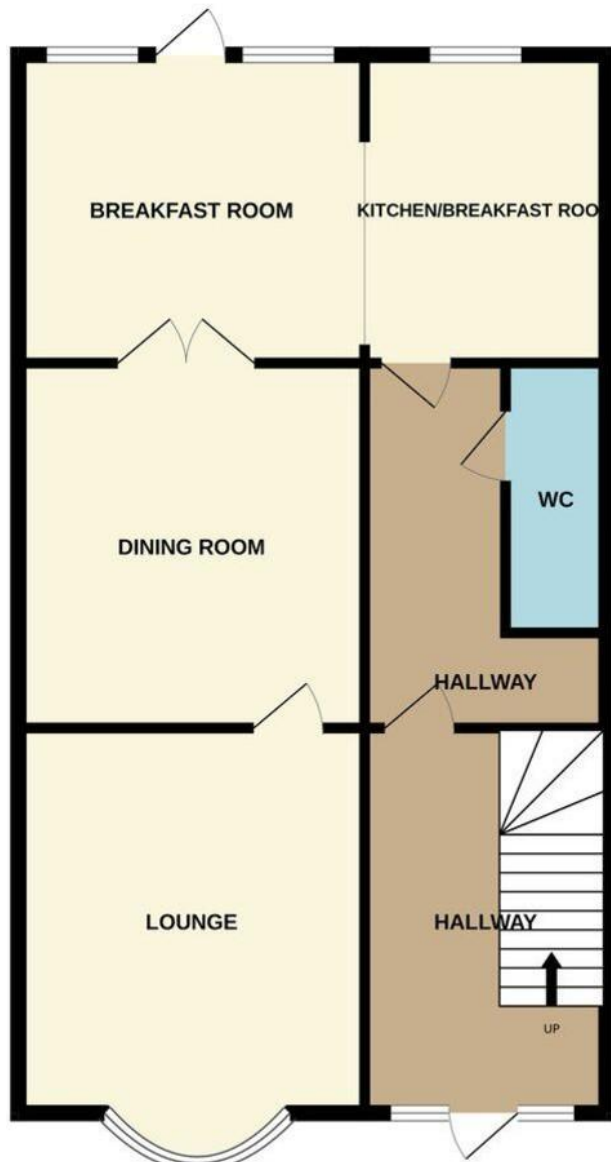
#### BEDROOM THREE

8' 0" x 6' 3" (2.44m x 1.91m)

#### FAMILY BATHROOM



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		

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