



## Winsford Gardens

Westcliff-on-Sea

- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- QUALITY FINISH THROUGHOUT
- FANTASTIC CATCHMENT FOR SCHOOLS



## Guide Price £780,000

Hair & Son are privileged to present this exceptional detached four bedroom character home finished to the highest specification, this can only be fully appreciated with an internal viewing. Boasting an unbelievable bespoke open plan kitchen and living area with an additional lounge and study. With ample off road parking and situated in a perfect quiet catchment for sought after schools.





## **AGENTS NOTES**

The current owners have lived here for several years and have carefully extended the home to create a perfect family home thoroughly designed and executed with top quality finishes throughout. The front provides plenty of parking and a double garage sits to the rear garden as well as a small garage/storage area to the side. The rear garden boasts a large patio coming off the living room to the rear with an additional decked patio area set to the side of the garage.

## **HALL**

12' 4" x 11' 4" (3.76m x 3.45m) Warm inviting hallway with a storage cupboard beneath the stairs. Doorway to the separate living room to the front. Under floor heating which extends to the whole of the ground floor.

## **OPEN PLAN LIVING ROOM /KITCHEN**

28' 8" x 30' 0" (8.74m x 9.14m) Under floor heating and stunning quality windows and doors. Extended to create a jaw dropping room with plenty of light highlighted by the additional roof light windows. The whole room flows perfectly and the space is huge with a lounge/sitting area open plan to the wonderful bespoke kitchen with a great size shaped island unit. The main kitchen area is fitted to a very high standard and one end of the room provides a fantastic dining area with a doorway opening to the separate study.

## **SEPARATE LOUNGE**

16' 4" x 11' 0" (4.98m x 3.35m) To the front of the house is a separate cosy lounge with immense character.

## **STUDY**

9' 3" x 6' 7" (2.82m x 2.01m) Perfect for working from home.

## **CLOAKROOM**

## **LANDING**

## **BATHROOM**

10' 2 x 6'.0 (3.71m x 0m) Top end finish to this lovely bathroom with freestanding bath and separate shower cubicle.

## **BEDROOM**

13' 2" x 13' 0" (4.01m x 3.96m) Good size double bedroom with built in wardrobes.

## **BEDROOM**

11' 10" x 10' 9" (3.61m x 3.28m) Further double bedroom.

## **BEDROOM**

11' 6" x 11' 8" (3.51m x 3.56m) Additional double bedroom.

## **BEDROOM**

10' 2" x 11' 2" (3.1m x 3.4m) No shortage of room in this bedroom ideal for a large family.

## **DOUBLE GARAGE**

17' 6" x 17' 6" (5.33m x 5.33m) Located to the bottom of the garden with power and light. Accessed from the rear with an up and over door to both the front and rear.

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.











Total area: approx. 207.2 sq. metres (2230.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modphoto | www.modphoto.co.uk  
Plan produced using PlanUp.™

**Winsford Gardens, Southend**

Regulated by RICS

t. 01702 34 11 77  
More than an estate agent  
www.hairandson.co.uk

**Residential Sales**  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

