



## St. Johns Road

Westcliff-on-Sea

- NO ONWARD CHAIN
- TWO LARGE RECEPTION ROOMS
- LARGE BATHROOM WITH BATH & DOUBLE SHOWER
- SOUTH BACKING GARDEN



## Guide Price £450,000

VACANT three bedroom detached home with a large south backing garden. Short stroll to Hamlet Court Road & the railway station. Two very good size reception rooms and a large family bathroom with jacuzzi bath & separate double shower. Double length garage. Some updating required. Certainly one to view.





#### **AGENTS NOTES**

NEW TO THE MARKET A VACANT THREE BEDROOM DETACHED HOME.

Lovely high ceilings and a very nice south facing garden with a purpose built discreet kennel and large dog run.

Internally the property offers sizable space with two large reception rooms and an inviting spacious hallway. Complimented by three bedrooms to the first floor and a large modern bathroom with jacuzzi bath and separate double shower. Gas central heating and an attached double length garage.

Some updating is required but what a great property in this prime location.

#### **HALLWAY**

16' 9" x 7' 0" (5.11m x 2.13m)

#### **LOUNGE**

16' 5" x 13' 0" (5m x 3.96m)



### **DINING ROOM**

16' 9" x 12' 3" (5.11m x 3.73m)

### **KITCHEN**

13' 10" x 8' 0" (4.22m x 2.44m)

### **LANDING**

### **BATHROOM**

10' 8" x 7' 2" (3.25m x 2.18m)

### **BEDROOM**

16' 7" x 12' 7" (5.05m x 3.84m)



### **BEDROOM**

13' 6" x 12' 7" (4.11m x 3.84m)

### **BEDROOM**

8' 0" x 7' 6" (2.44m x 2.29m)

### **GARAGE**

35' 0" x 7' 8" (10.67m x 2.34m)

### **GARDEN**

50' 0" (15.24m)

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.



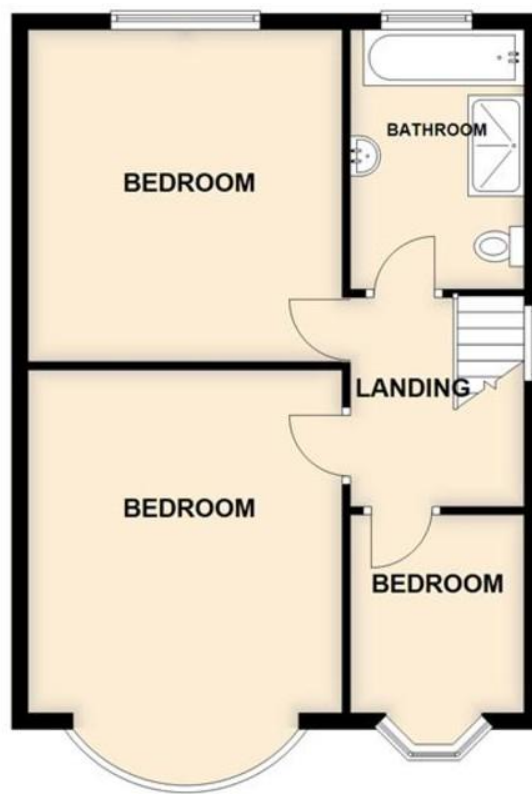
## GROUND FLOOR

APPROX. 86.3 SQ. METRES (929.1 SQ. FEET)



## FIRST FLOOR

APPROX. 53.6 SQ. METRES (577.4 SQ. FEET)



85 ST JOHNS ROAD, WESTLIFF

Regulated by RICS

t. 01702 34 11 77

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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

