

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Thear Close, Westcliff-on-Sea, SS0 0PB



**Guide Price  
£400,000**

Situated in a quiet cul-de-sac in a popular location is this immaculate three bedroom semi-detached family home benefiting from having modern and spacious open plan living accommodation to the ground floor, landscaped rear garden, integral garage and own driveway providing off-street parking. Walking distance to Southend hospital, local shops and Southend's grammar schools.

Council Tax Band: C. EPC Rating: E.

Viewing highly recommended. Our Ref 17959

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Accommodation comprises:

Entrance via double glazed entrance door to

### ENTRANCE PORCH

Door to

### OPEN PLAN KITCHEN/DINER 18' 7" x 12' 9" (5.66m x 3.89m)

Double glazed windows to the rear aspect. Double glazed French doors providing access to rear garden. Stairs to first floor accommodation. Comprehensive range of modern base and eye level units. Inset sink drainer unit. Integrated electric oven. Electric hob with extractor hood above. Space for appliances. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator. Oak door to lounge.



### LOUNGE 19' 2" into bay x 10' 7" (5.84m x 3.23m)

Double glazed bay window to the front aspect. Plastered ceiling. Radiator.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the side aspect. Airing cupboard.





**BEDROOM ONE 13' 1" x 10' 4" (3.99m x 3.15m)**

Two double glazed windows to the front aspect. Plastered ceiling. Two radiators.



**BEDROOM THREE 10' 1" x 8' 4" (3.07m x 2.54m)**

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



**BEDROOM TWO 10' 4" x 9' 7" (3.15m x 2.92m)**

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



**FAMILY BATHROOM**

Obscure window to the rear aspect. Low level WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with thermostatic shower over and shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



## EXTERIOR

A **LANDSCAPED REAR GARDEN** commences with paved patio leading to artificial lawn with steps up to further artificial lawn. Gate to side providing access to the front.



The **FRONT** has own driveway providing off-street parking leading to **INTEGRAL GARAGE** with electric roller door, power and light.

