

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Westcliff Park Drive, Westcliff-On-Sea, SS0 9LN**  
**£500,000**

Horizon Estate Agents are pleased to offer to market this characterful four bedroom end of terrace family home located in the heart of Westcliff-On-Sea. The property comprises of four double bedrooms, with an en-suite to bedroom one, a modern fitted kitchen, utility room, three reception rooms, ground floor W.C and a family bathroom. The property also benefits from a good-sized, well maintained rear garden, with two paved patio seating areas and a Koi fish pond. Located within walking distance to local schools, transport links and the shops, restaurants and bars of London Road. Internal viewing is essential.

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### **Hallway**

Frosted double glazed entry door, under stairs storage cupboard, radiator, power points, tiled flooring, coved smooth plastered ceiling

### **Lounge**

12'9 x 12'5 (3.89m x 3.78m)

Double glazed bay window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling, opening to:

### **Snug**

12'9 x 12'5 (3.89m x 3.78m)

Double glazed French Doors to rear garden, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

### **W.C.**

Two piece suite comprising of a low level W.C, wash hand basin, radiator, laminate flooring, smooth plastered ceiling.

### **Dining Room**

12'9 x 12'3 (3.89m x 3.73m)

Double glazed bay window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling, opening to:

### **Kitchen**

12'9 x 12'3 (3.89m x 3.73m)

Range of eye and base level units with Quartz work surfaces over, double stainless steel sink drainer unit, 7 ring Cookermaster Gas Cooker with Extractor Hood over, integrated dishwasher, island with quartz work surfaces, base units and breakfast bar, double glazed window to rear aspect, wood effect flooring, coved smooth plastered ceiling.

### **Utility Room**

8'3 x 5'4 (2.51m x 1.63m)

Double glazed door to rear garden, space and plumbing for dishwasher, space for tumble dryer, space for fridge freezer, power points, coved smooth plastered ceiling.

### **First Floor Landing**

Loft hatch, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Bedroom One**

13'1 x 11'9 (3.99m x 3.58m)

Double glazed bay window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

### **En-Suite**

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, radiator, partly tiled walls, tile effect flooring, smooth plastered ceiling.

### **Bedroom Two**

13'1 x 11'8 (3.99m x 3.56m)

Double glazed bay window to front aspect, storage cupboard, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Bedroom Three**

12'9 x 11'9 (3.89m x 3.58m)

Double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom Four**

12'10 x 8'9 (3.91m x 2.67m)

Double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, obscured double glazed window to rear aspect, radiator, partly tiled walls, laminate flooring, smooth plastered ceiling.

### **Rear Garden**

Paved patio seating area with a Pergola cover, exterior power points, laid to lawn with tree, shrub and flower bed borders, shed, further paved patio to rear with integrated pond.

### **Front of Property**

Front garden with tree and shrubs.

### **Additional Information**

Tenure: Freehold

Council: Southend Borough Council

Tax Band: D

### **Agents Note**

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



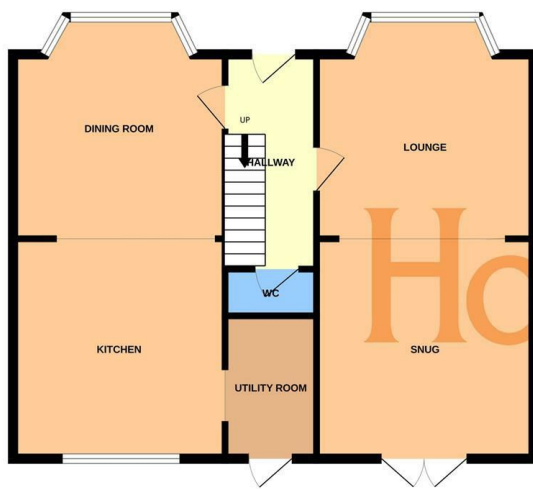
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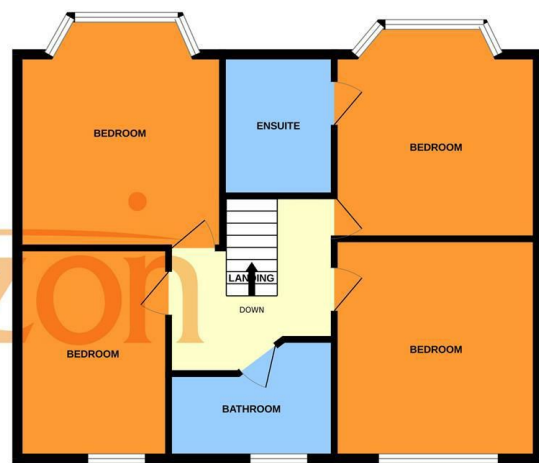
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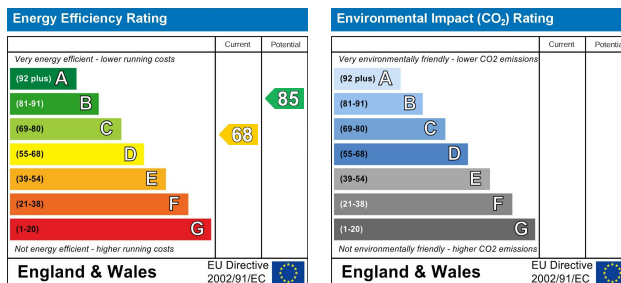
GROUND FLOOR



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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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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