

home.



£350,000

Seaview Drive, Great Wakering, Southend-On-Sea

62 Seaview Drive, Great Wakering, Southend-On-Sea, SS3 0BE

Home Estate Agents are delighted to offer for sale this three double bedroom end of terrace house located in the popular village of Great Wakering.

The accommodation comprises:- entrance porch, open plan lounge/kitchen/diner and to the first floor there are three double bedrooms and a stunning four piece family bathroom which has been installed recently.

Further benefits include double glazed windows, gas central heating, well maintained rear garden along with an independent driveway to the front providing access to the garage.

Seaview Drive is located within the ever popular village of Great Wakering. Major C2C train links serving London's Fenchurch Street Station, local schools, shops and the seafront are all within easy reach.



Entrance

Double glazed door with obscure glass into:

Entrance Porch 5'10 x 3'5

Engineered wooden flooring, downlights. Door to:-

Lounge 25' x 11'3

Engineered wooden flooring, double glazed window to front, double glazed patio doors to rear leading onto garden, down lights, radiator, TV/Telephone points, stairs leading to first floor.

Kitchen 10'9 x 9'8

Engineered wooden flooring, double glazed sliding door to the rear, range of modern white wall mounted and base units with wood effect roll edged work surface, centre island with integrated four ring induction hob with pyrolytic self cleaning oven under with ceiling mounted extractor fan, integrated washer dryer, dishwasher, fridge freezer, combination Valliant boiler, stainless steel sink with drainer and mixer tap, slate tiled splash backs. Double glazed sliding doors leading to:

Conservatory 17'10 x 7'8

Fitted carpet, surrounding double glazed windows and roof plus double glazed French doors to side leading to garden.

First Floor Landing

Doors leading to:



Bedroom Three 9'6 x 5'10

Engineered wooden flooring, double glazed window to front, down lights.

Bathroom 11'2 x 6'1

Wooden flooring, tiled walls, double glazed obscure window to rear, free standing bath with wall mounted tap, wash hand basin with mixer tap and vanity unit, WC, large corner shower, wall mounted heated towel rail, down lights.

Externally

Rear Garden

South facing rear garden commences with a paved patio and the remainder is laid to lawn with flower and shrub beds to borders, timber shed and gated side access.

Frontage

Driveway providing off street parking and giving access to the garage.

Garage 15'8 x 18'6

Garage with Up and over door, secure lock & storage cupboards, power and lighting, and housing meters.



Bedroom One 14'4 x 10'2

Engineered wooden flooring, double glazed window to the rear, radiator, wardrobes. Door to:

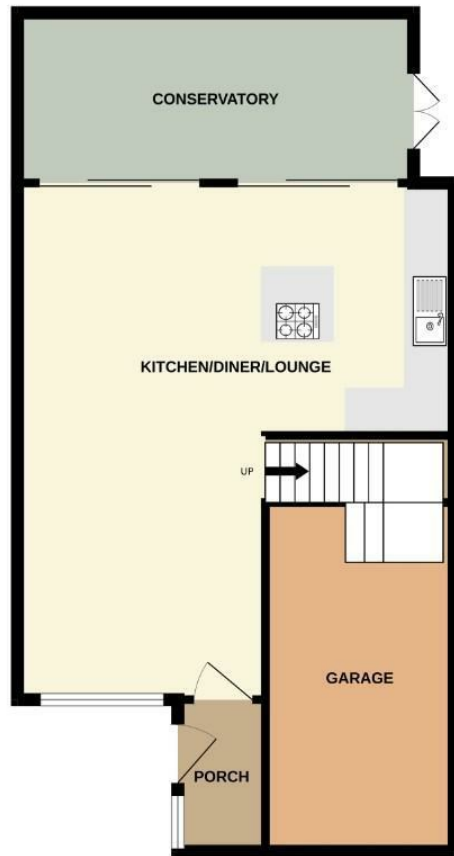
Walk In Wardrobe 7'3 x 4'5

Built in fittings, drawers, shelves and rails. Down lights.

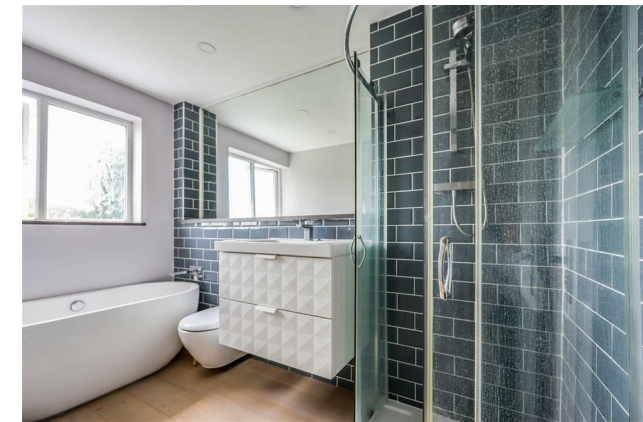
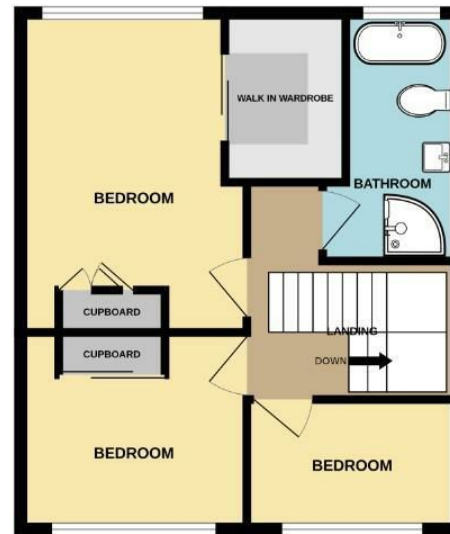
Bedroom Two 10'2 x 8'10

Engineered wooden flooring, double glazed window to the front, radiator, sliding door floor to ceiling wardrobes, feature light.

GROUND FLOOR



1ST FLOOR



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£350,000 Freehold

HOME - The Estate Agent of Leigh
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.