



42 Clatterfield Gardens



# 42 Clatterfield Gardens Westcliff-on-Sea Essex SS0 0AX

Home Estate Agents are delighted to present this exquisite three-bedroom semi-detached house located in the desirable Clatterfield Gardens, Westcliff-On-Sea. This property boasts a stunning rear extension that features an open-plan kitchen diner, complete with underfloor heating and a magnificent vaulted lantern skylight, creating a bright and inviting space perfect for both family living and entertaining.

The house offers off-street parking for two vehicles, along with a garage, ensuring convenience for residents and guests alike. Inside, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The modern four-piece bathroom is designed with contemporary fittings, while a convenient downstairs w/c adds to the practicality of the home.

The property also includes an outbuilding with its own w/c, which could serve as a versatile space for a home office, gym, or additional storage. The south-facing garden is a



delightful outdoor retreat, perfect for enjoying sunny days and hosting gatherings.

Situated on a picturesque tree-lined road, this home is ideally located close to local schools, making it perfect for families. Additionally, it is just a short walk to Chalkwell train station, providing easy access to transport links, and is conveniently near Southend Hospital. The property also offers lovely views over the nearby bowling green, enhancing its appeal.

This semi-detached house is a rare find in a sought-after area, combining modern living with a charming neighbourhood atmosphere. We invite you to explore this wonderful opportunity to make it your new home.

## Accommodation Comprises

Via single glazed stained glass door into porch with ceiling light and further door into:

### Entrance Hall

Karndean flooring, double glazed window to side aspect with shutter, ceiling rose with light, carpeted stairs leading to the first floor accommodation, steel column radiator. Doors to:

### Downstairs WC

Karndean flooring, spotlighting, extractor, WC, wash hand basin, splashback, heated towel rail.



an inset sink and four in one tap and breakfast bar with seating, Quartz splashback, integrated double oven, NEFF four ring induction hob with built in extractor and NEFF dishwasher, space for American style fridge freezer, air conditioning. Open to:

#### Dining Room Area

Continuation of Karndean flooring with underfloor heating, sliding doors leading to the rear garden, large Sky lantern window, spotlighting.

#### First Floor Landing

Carpeted, ceiling rose with light, access to large boarded loft space with power and lighting. Doors to:



#### Lounge

Carpeted, double glazed bay window to front with shutters and stained glass window to side aspect with shutters, coved cornice, ceiling rose with light, feature fireplace with marble surround, fitted alcove storage, two steel column radiators.

#### Dining Room

Karndean flooring with underfloor heating, exposed brick wall, ceiling light, understairs storage cupboard. Access to:

#### Open Plan Kitchen/Diner

Karndean flooring, with underfloor heating, spotlighting, base cabinetry Quartz worksurfaces and additional full length larder cupboard, kitchen island with Quartz worksurface with

#### Bedroom One

Carpeted, double glazed window to front aspect with shutters, coved cornice, ceiling rose with light, feature fireplace, fitted wardrobes, steel column radiator.

#### Bedroom Two

Carpeted, double glazed window to rear aspect with shutters, ceiling rose with light, feature fireplace, fitted wardrobe, column radiator.

#### Bedroom Three

Carpeted, double glazed window to rear aspect with shutters, ceiling rose with light, steel column radiator.



### Bathroom

Slate tiled flooring with underfloor heating, part tiled walls, double glazed obscure window to front and side aspect, freestanding bath, WC, wash hand basin with vanity storage beneath, walk in shower, extractor, LED spotlighting and ceiling light, heated towel rail.

### Externally

#### Frontage

Block paved driveway providing off street parking for two cars, flower bed area with mature shrubs and bushes, access to garage.

#### Rear Garden

Rear garden commencing with a polished sandstone patio with the remainder being laid with artificial grass, raised flower beds, seating area with space for an external kitchen and access to the home office and rear of the garage.

#### Home Office

Wood effect laminate flooring with underfloor heating, spotlighting, double glazed window to rear aspect, double glazed patio doors to the garden, access to own WC.

#### WC

Wood effect laminate flooring, spotlighting, extractor, WC, wash hand basin.

#### Garage

Garage with rear access from the office leading to a workshop area with concrete flooring, racked shelving, ceiling light. Garage area with an electric up and over door, electric heater, rubber mat flooring, ceiling lights, power sockets.



























Price £725,000 Freehold

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