



21 Elderton Road

21 Elderton Road Westcliff-on-Sea Essex SS0 8AG

Home Of Leigh are very excited to offer for sale this beautifully appointed four bedroom semi detached character house which has been tastefully looked after by the current owners and boasts a west backing rear garden and off street parking to the front.

The accommodation comprises; grand entrance hall, ground floor cloakroom, lounge with feature fireplace, separate snug/playroom plus a stunning open plan kitchen & family room to the rear with a separate utility room.

The first floor benefits from a spacious landing, four well appointed bedrooms and a luxury fitted four piece bathroom suite.

Externally the property offers a west backing rear garden and off street parking to the front.



Situated on Elderton Road, Westcliff On Sea, this characterful property is perfectly located for Westcliff Station, giving direct access to London Fenchurch Street along with Hamlet Court Road and an array of shops, bars and restaurants.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 22'4 x 5'11

A grand and welcoming entrance hall with tiled flooring, stairs leading to the first floor landing with bespoke fitted under stairs storage cupboards, coved cornice to ceiling with ceiling rose, picture rail, cast iron effect radiator, doors to:

Lounge 15'1 (into bay) x 13'9

Double glazed bay window to front aspect with bespoke fitted plantation shutters, carpeted, feature fireplace with inset log burner and tiled hearth, coved cornice to ceiling with



ceiling rose, picture rail, feature cast iron effect vertical radiator.

Open Plan Kitchen & Family Room 20'8 x 20'2

A fabulous space with double glazed windows and doors to the rear garden with an additional double glazed bi folding window to rear. The kitchen is fitted to include a modern sink unit with multi functional QUOOKER tap, inset into a range of Quartz work surfaces with cupboards and drawers beneath, further range of eye level wall mounted units, integrated NEFF full height fridge and separate NEFF matching freezer, integrated NEFF oven, additional matching microwave oven combined, central island with matching work surfaces with built-in hob and integrated extractor, porcelain tiled flooring,



feature vertical radiator, feature roof lantern, doors to ground floor cloakroom and utility room.

Utility Room 5'9 x 2'8

Appliance space and plumbing for washing machine and dryer, inset sink unit with mixer tap and cupboard beneath, porcelain tiled flooring, smooth plastered ceiling with inset spotlighting.

Ground Floor Cloakroom 6'2 x 3'5

Modern suite comprising; low level WC, wash hand basin with mixer tap with vanity unit beneath, tiled flooring, smooth plastered ceiling with inset spotlighting.

Snug / Playroom 13'4 x 11'10

Herringbone wood flooring, feature fireplace with attractive wood surround, twin bespoke fitted alcove storage cupboards with shelving above, cornice to ceiling with central ceiling rose, dado rail, cast iron effect radiator.

First Floor Landing 26'3 x 6'1

A great size landing which is carpeted, smooth plastered ceiling with access to loft space with fitted loft ladder, fitted storage cupboard, picture rail, cast iron effect radiator, doors to:



Bedroom One 15'4 (into bay) x 12'8

Double glazed bay window to front aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bedroom Two 13'5 x 12'1

Double glazed window to rear aspect, carpeted, dado rail, cast iron effect radiator.

Bedroom Three 11'7 x 10'2

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bedroom Four 9'1 x 6'8

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, dado rail, cast iron effect radiator.

Bathroom 10'2 x 8'5

A great size family bathroom with double glazed obscure window to side aspect, modern suite comprising; bath with mixer tap, wash hand basin with mixer tap and vanity drawers beneath, fully tiled walk-in shower cubicle, low level WC, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a west backing rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, outside water tap, side access to the front.

Front Garden

The front of the property is block paved providing off street parking.













Guide Price £650,000 - £675,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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