



36 Claremont Road

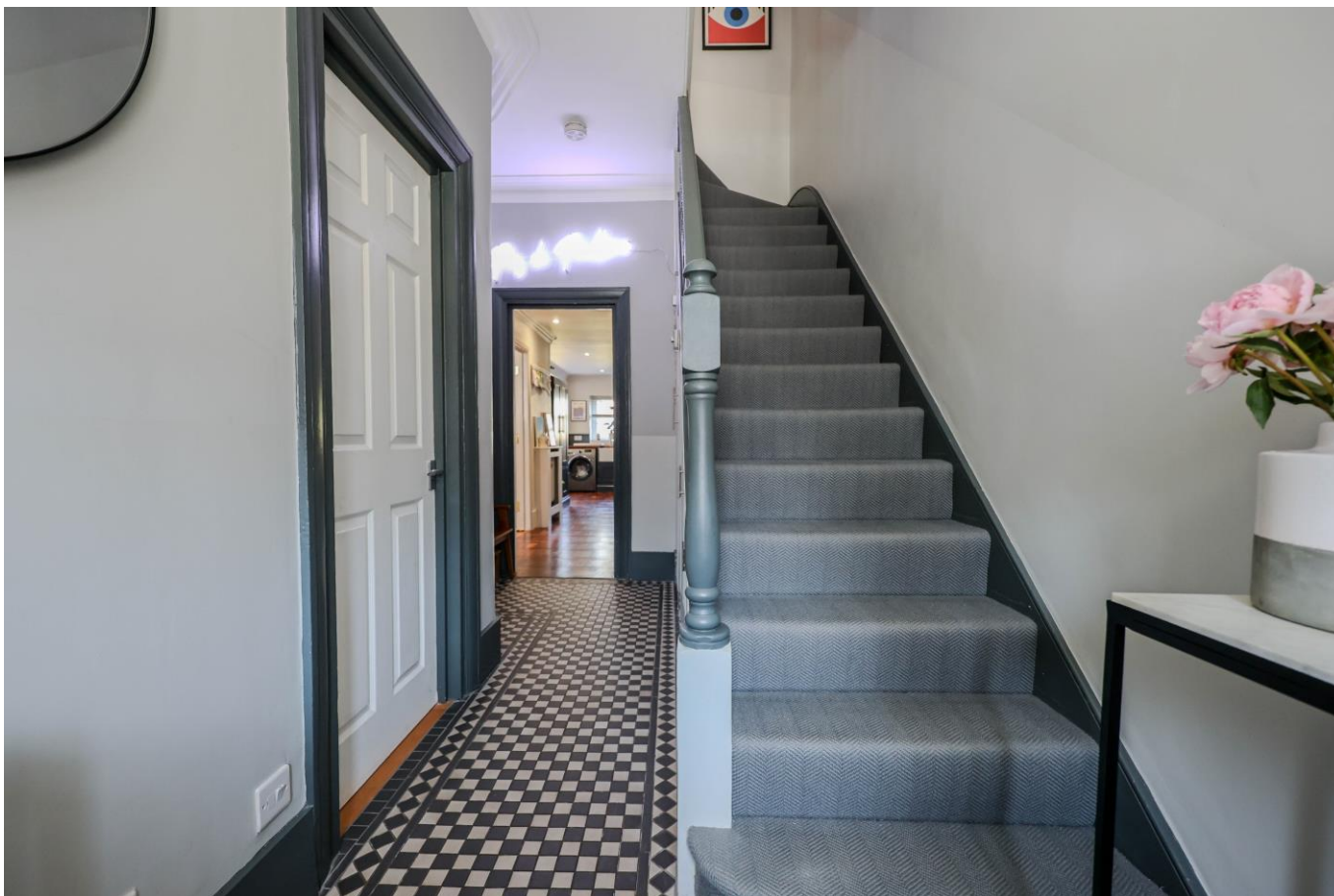
36 Claremont Road Westcliff-on-Sea Essex SS0 7DZ

Home Of Leigh are very excited to offer for sale this super smart and stylish three bedroom semi detached house which has been tastefully maintained by the current owners and boasts a great size rear garden along with off street parking to the front.

The accommodation comprises; entrance porch, entrance hall, ground floor cloakroom, a spacious open plan lounge & dining room plus a great size kitchen/breakfast room overlooking and leading to the rear garden.

To the first floor there are three well appointed bedrooms and a luxury five piece bathroom suite, whilst to the second floor there is a great size loft room.

Externally the property offers a fabulous and beautifully maintained rear garden, whilst to the front there is off street parking.



Located on Claremont Road in the heart of Westcliff On Sea, this wonderful family home is perfectly positioned for local shops and bus routes and is within a short stroll of Hamlet Court Road and its array of shops, bars and restaurants.

Accommodation Comprises

Double glazed French doors leading to:

Entrance Porch 5'7 x 3'1

Double glazed window to front aspect, tiled flooring, part glazed door leading to:

Entrance Hall 14'2 x 12'6 max

A great size entrance hall with tiled flooring, stairs leading to the first floor accommodation with understairs storage cupboard, coved cornice to smooth plastered ceiling with central ceiling rose, cast iron effect radiator. Doors to:



Dining Area 13'1 x 9'1

With continuation of Parquet wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose, cast iron effect radiator.

Open Plan Kitchen Breakfast Room 23'4 < 14'6 x 19'1

A fantastic open plan kitchen with double glazed window to rear and side aspect with further double glazed French doors leading to the rear garden. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, space for Range cooker with fitted extractor hood above, appliance space and plumbing for washing machine and dryer, further recess for dishwasher and freezer, cupboard housing boiler (n/t), matching island with stool seating around and cupboards and drawers beneath, wood flooring, coved to smooth plastered ceiling with inset spotlighting, two radiators.



Ground Floor Cloakroom 4'2 x 3'1

Modern suite comprising: wall mounted wash hand basin with mixer tap, low level WC, half tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling.

Lounge/Diner 29'3 x 12'9 < 9'1

A great size main living room with two clearly defined areas as follows:

Lounge Area 15'4 into bay x 12'9

Double glazed bay window to front aspect, Parquet wood flooring, coved cornice to smooth plastered ceiling with ceiling mouldings and central ceiling rose, radiator.

First Floor Landing 9'1 x 7'1

Wood flooring, coved to smooth plastered ceiling, stairs leading to the second floor accommodation. Doors to:

Bedroom One 16'1 into bay x 12'4

Double glazed bay window to front aspect, wood flooring, coved cornice to smooth plastered ceiling, radiator.

Bedroom Two 12'1 x 10'5

Double glazed window to rear aspect, wood flooring, coved to smooth plastered ceiling, radiator.

Bedroom Three 8'8 x 6'1

Double glazed window to front aspect, wood flooring, coved to smooth plastered ceiling, radiator.

Bathroom 7'9 x 7'1

Two double glazed obscure windows to rear aspect, modern suite comprising; bath with mixer tap and shower attachment, fully tiled shower cubicle, twin wash hand basins with mixer taps, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Landing 8'2 x 6'1

Velux window to rear aspect, carpeted, built in storage cupboard, feature slatted wall. Door to:

Second Floor Loft Room 13'7 x 11'2

Two Velux windows to rear aspect, carpeted, built in eaves storage cupboard, further built in wardrobe, smooth plastered ceiling with inset spotlighting, wall mounted electric heater and further access to:

Dressing Area 9'1 x 5'1

Window to front aspect, carpeted.

Externally

Rear Garden

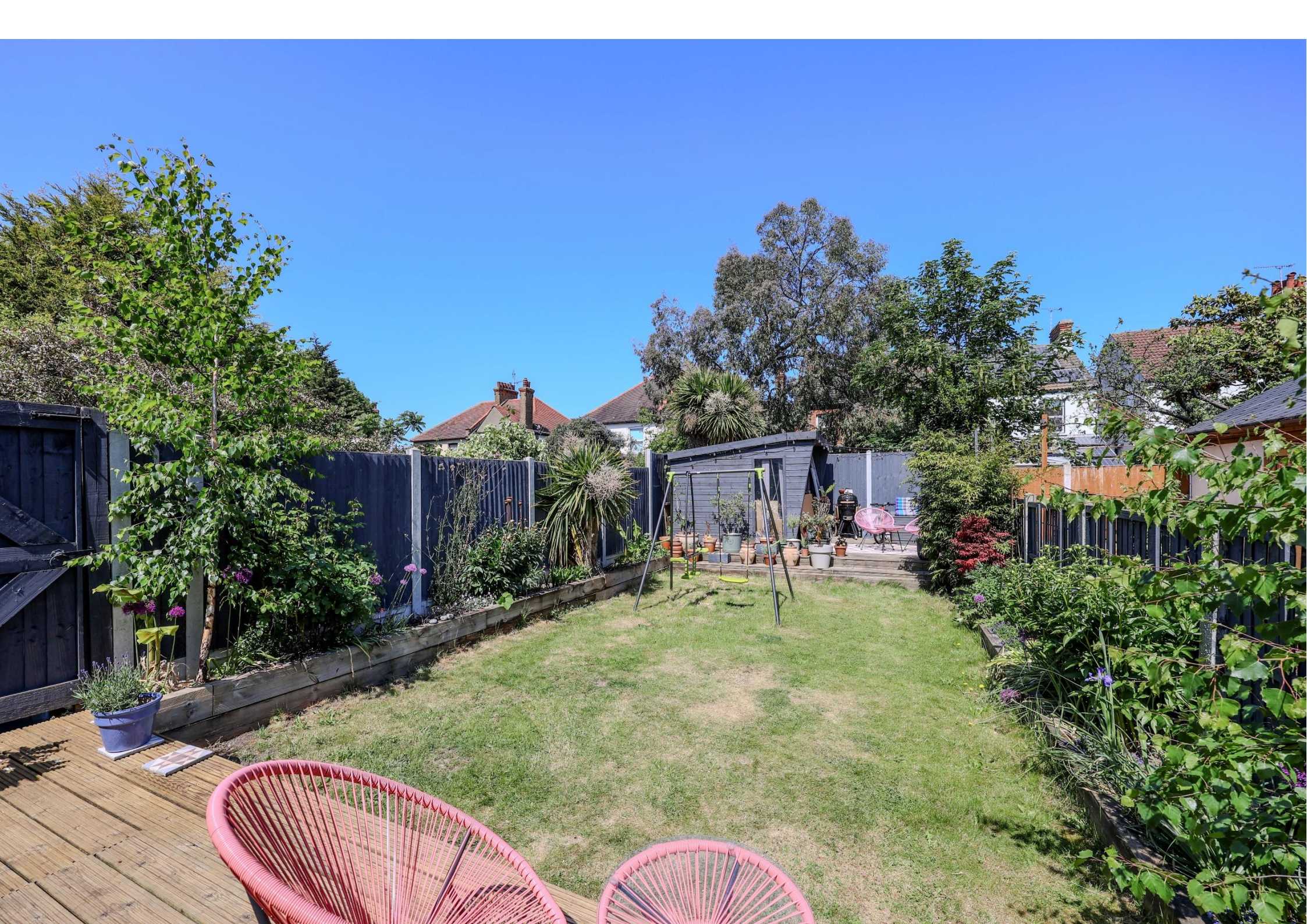
The property benefits from a great size rear garden which commences with a raised deck patio area with the remainder being laid to lawn and enclosed by screen panelled fencing. There is a further patio area to the extreme rear with garden shed, side access to the front of the property.















Price £475,000 - £500,000 Freehold

HOME - The Estate Agent of Leigh
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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.

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