



1 Elms Court

1 Elms Court Westcliff-on-Sea Essex SS0 0BF

Home Of Leigh are delighted to offer for sale this surprisingly spacious four bedroom detached house, situated in a small development of similar properties and which benefits from a sunny south backing rear garden, a detached garage and additional off street parking for two vehicles.

The accommodation comprises; entrance hall, ground floor cloakroom, a spacious lounge and an open plan kitchen/diner overlooking the rear garden with a separate utility room.

To the first floor there are four well appointed bedrooms including a master bedroom with en suite shower room along with a principle family bathroom.

Externally the property offers gardens to both the front and rear along with a detached garage and further off street parking for two vehicles.



Located on Elms Grove in Westcliff On Sea, this wonderful family home is perfectly positioned for well regarded school catchments including Eastwood Primary and The Eastwood Academy as well as popular Grammar Schools including Westcliff High for Boys & Girls.

Accommodation Comprises:

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

Entrance Hall: 14'1 x 4'6

With stairs leading to the first floor landing, wood flooring, smooth plastered ceiling, radiator, doors to:

Ground Floor Cloakroom: 7'2 x 3'3

Double glazed obscure window to side aspect, low level WC, pedestal wash hand basin, wood flooring, radiator.



Lounge: 18'5 x 11'10

Double glazed window to front aspect, wood flooring, smooth plastered ceiling, radiator, double doors through to the kitchen.

Kitchen/Diner: 19'6 x 12'3

Double glazed window to rear aspect with additional double glazed French doors to the rear garden. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space for fridge/freezer and dishwasher, concealed boiler (not tested), wood flooring, two



radiators, door to utility room.

Utility Room: 5'7 x 4'5

Stainless steel sink unit with mixer tap inset into work surfaces with appliance space and plumbing beneath for washing machine.

First Floor Landing: 13'3 x 4'2

Which is carpeted, smooth plastered ceiling with access to loft space, built-in airing cupboard, radiator, doors to:

Bedroom One: 16'1 x 10'6

Double glazed window to front aspect, carpeted, smooth plastered ceiling, radiator, door to:

En Suite Shower Room: 7'1 x 6'1

Three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, radiator.

Bedroom Two: 10'9 x 10'7

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

Bedroom Three: 10'6 x 8'4

Double glazed window to front aspect, carpeted, smooth plastered ceiling, radiator.

Bedroom Four: 11'1 x 7'7

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

Bathroom: 7'1 x 5'6

Three piece suite comprising; bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, radiator.

Externally:

Rear Garden:

The property benefits from a sunny south backing rear garden which commences with a paved patio to the immediate rear with the remainder being laid to lawn and enclosed by screen panel fencing, access to garage.

Front Garden:

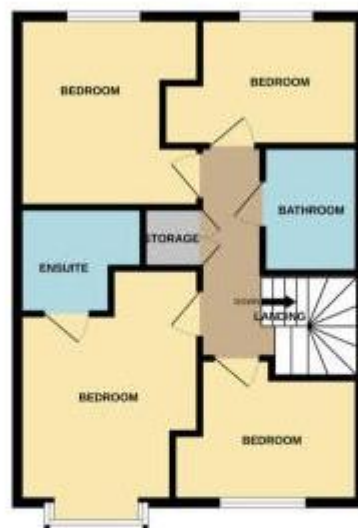
To the front of the property there is small lawn area with two parking spaces, one which giving access to:

Garage 17'6 x 9'4

With up and over door, power and lighting connected, personal door to garden.







Offers Over £500,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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