



21 Britannia Gardens

21 Britannia Gardens Westcliff-on-Sea Essex SS0 8BN

Home Of Leigh are pleased to offer for sale this surprisingly spacious three/four bedroom detached house which is located on the Westcliff/Chalkwell borders and therefore within easy walking distance of both Westcliff & Chalkwell mainline railway stations giving direct access into London Fenchurch Street.

The accommodation comprises; entrance hall, ground floor shower room, formal lounge, a separate sitting room, modern fitted kitchen plus a study and further snug.

To the first floor there are three great size double bedrooms and an additional dressing room/optional fourth bedroom, all of which are complemented by a spacious four piece bathroom suite.

Externally the property benefits from a west backing rear garden and off street parking to the front with access to an integral garage.



Located on Britannia Gardens in the heart of Westcliff On Sea, close to the Chalkwell borders, this sizeable family home is perfectly positioned to take full advantage of Hamlet Court Roads extensive shopping facilities, bars and restaurants. The beach and both Westcliff & Chalkwell stations are also close at hand.

Accommodation Comprises

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

Entrance Hall 6'2 x 3'5

Wood laminate flooring, doors to sitting room and lounge.

Sitting Room 17'8 x 9'2

Double glazed window to front aspect, wood laminate flooring, additional double glazed window to side aspect, radiator.



and fridge freezer, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, two radiators, doors to ground floor shower room and office.

Ground Floor Shower Room 8'3 x 4'1

Double glazed obscure window to side aspect, fully tiled shower cubicle, low level WC, wall mounted wash hand basin with mixer tap, tiled flooring.

Office 10'7 x 5'9

Double glazed window to rear aspect with adjacent door to garden, wood laminate flooring. Door to:

Snug 14'6 x 7'9

Double glazed obscure window to side aspect, wood laminate flooring, radiator, door to garage.

First Floor Landing 15'2 x 6'5

Carpeted, access to loft space, built in storage cupboard. Doors to:

Bedroom One 16'5 plus depth of wardrobes x 11'2

Double glazed window to front aspect, wood laminate flooring, range of built in wardrobes, radiator.

Bedroom Two 19'7 x 9'2

Double glazed window to front aspect, wood laminate flooring, radiator.



Lounge 24'4 x 17'9

Double glazed window to front aspect, wood laminate flooring, smooth plastered ceiling with two ceiling roses, stairs leading to the first floor accommodation, three radiators, door to kitchen.

Kitchen 19'1 x 8'3

Double glazed window to rear aspect overlooking the rear garden. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, Range cooker with fitted extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, dryer

Bedroom Three 12'1 x 8'1

Double glazed window to front aspect, wood laminate flooring, built in wardrobe, radiator.

Bedroom Four 7'2 x 6'7

Double glazed window to front aspect, wood laminate flooring, radiator.

Family Bathroom 9'3 x 8'5

Double glazed obscure window to rear aspect, modern four piece suite comprising; panelled jacuzzi corner bath with mixer tap, low level WC, bidet, wash hand basin with mixer tap and vanity drawers beneath, half tiled to surrounding walls, tiled flooring, radiator.



Externally

Rear Garden

The property benefits from a west backing rear garden which commences with a paved patio area and is mainly enclosed with screen panelled fencing and brick wall. The remainder of the garden is laid to lawn with side access to the front.

Front Garden

The property is mainly laid to lawn with two independent driveways providing off street parking for two vehicles - one giving access to the garage.

Garage 12'9 x 9'2

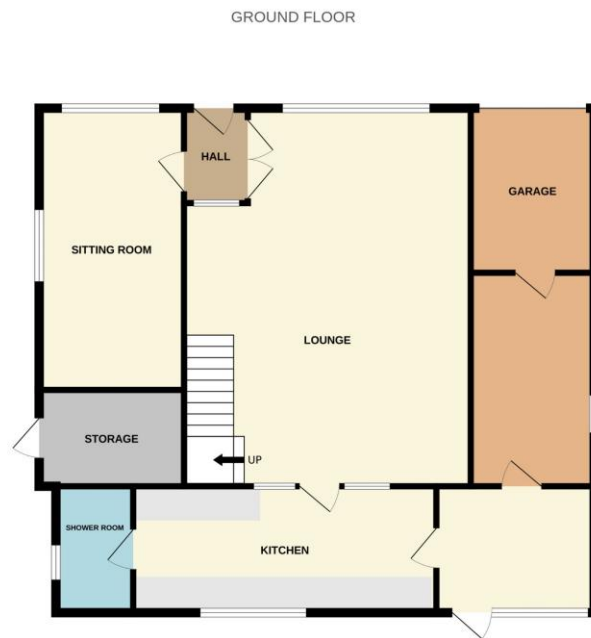
With Up and Over door, power and light connected.











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Offers Over £685,000 Freehold

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