



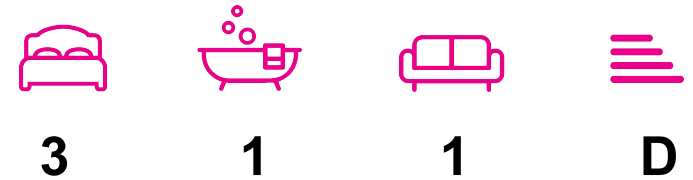
home.

OFFERS OVER

£600,000

Winsford Gardens, Westcliff-On-Sea

66 Winsford Gardens, Westcliff-On-Sea, Essex, SS0 0DP



Home of Leigh are very excited to offer for sale this gorgeous three bedroom semi detached bungalow which has been beautifully maintained by the present owners and benefits from a fabulous west facing rear garden backing directly onto local allotments.

The accommodation comprises; spacious entrance hall, a wonderful open plan kitchen & family room with access to a double glazed conservatory, three great size double bedrooms and a luxury fitted four piece bathroom suite.

Externally the property boasts a huge west backing rear garden with an extensive patio area and a purpose built garden room, whilst to the front there is off street parking giving access to a detached garage.

Located on Winsford Gardens in the heart of Westcliff On Sea, this stunning property is perfectly positioned for local shops and bus routes as well as being within the school catchment for Earls Hall Primary and the Eastwood Academy. Prestigious grammar schools are also close by.



Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall

17'1 x 7'1

A great size hallway with engineered wood flooring throughout, coved cornice to smooth plastered ceiling, built in storage cupboard, radiator. Doors to:

Open Plan Lounge & Kitchen Area

25'4 x 12'7

A fabulous west facing room with two sets of double glazed French doors to rear aspect - one leading to the rear garden and the other into a double glazed conservatory. The kitchen area is beautifully fitted to include a stainless steel single drainer sink unit with boiling hot water mixer tap inset into a range of Arabescato Carrara marble worksurfaces with an abundance of cupboards and drawers beneath, central island with matching worksurfaces and stool seating around and built in hob with integrated AEG extractor, further range of eye level wall mounted units with concealed lighting beneath, integrated twin ovens, integrated fridge and separate freezer, integrated dishwasher, integrated bin storage, coved cornice to smooth plastered ceiling.

Lounge Area

Feature fireplace with inset log burner, two additional coloured lead light windows to the side aspect, continuation of engineered wooden flooring throughout the room, radiator.

Double Glazed Conservatory

15'8 x 11'1

Double glazed windows to side and rear aspect with French doors leading to the rear garden, tiled flooring, radiator.

Bedroom One

16'1 x 13'6

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, coved cornice to smooth plastered ceiling, wall mounted air-conditioning unit, radiator.

Bedroom Two

12'7 x 10'4

Double glazed window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, radiator.





Bedroom Three

11'1 x 8'6

Double glazed window to side aspect with adjacent door giving access to the rear garden, tiled flooring, smooth plastered ceiling with inset spotlighting, extensive range of built in storage cupboards with sliding doors providing ample storage space and concealing wall mounted boiler (n/t).

Bathroom

8'1 x 7'2

Double glazed obscure window to side aspect. Luxury four piece suite comprising; floor standing bath with mixer tap, fully tiled walk-in shower, wash hand basin with mixer tap and vanity drawers beneath, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a fabulous west backing rear garden which backs directly onto local allotments. To the immediate rear of the garden there is an extensive and attractively paved patio area providing ample space for outside dining and entertaining. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing, further raised decked patio area to the extreme rear with garden shed (to remain). Access to:

Garden Room

Double glazed bi-folding doors, wood flooring, smooth plastered ceiling with inset spotlighting, square edge worksurfaces with inset sink unit and mixer tap, appliance space and plumbing for washing machine and dryer, two wall light points.

Front Garden

Independent driveway providing off street parking for several vehicles, giving access to:

Detached Garage

With double opening doors, power and lighting connected.







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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
D

TENURE
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

VIEWINGS
By prior appointment only

Offers Over £600,000 Freehold

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.