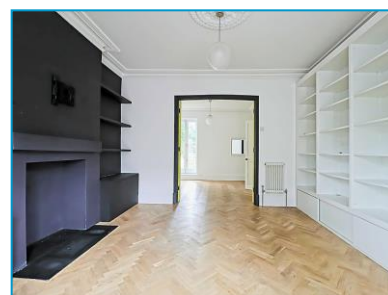




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Park Terrace, Westcliff-On-



Morgan Brookes believes – This stunning four-bedroom semi-detached house makes the perfect family home. Available immediately, this beautifully presented property boasts spacious living areas, a modern kitchen, and a fully powered garden office. Ideally placed within Barons Court Primary School catchment, it also benefits from close proximity to Southend Shopping Centre and excellent main line connections from Southend Central, and Southend Victoria stations.

Key Features

- Four Bedroom Semi-Detached House.
- Milton Conservation Area
- Available Now.
- Spacious Reception Areas With Parquet Flooring.
- Modern Kitchen With Bi-Fold Windows.
- Garden Room/Office With Power & Internet.
- Catchment For Barons Court Primary School.
- Close To Southend Shopping Centre.

**Monthly Rental Of
£2,000**

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Entrance

Wood panelled leadlight door leading to:

Hallway

Stairs leading to first floor accommodation, radiator, smooth ceiling tiled flooring.

Living Room

14' 2" x 12' 1" (4.31m x 3.68m)

Double glazed window to front aspect, two column radiators, coving to smooth ceiling, parquet flooring, wooden bi-fold doors leading to:



Dining Room

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed French doors to garden, column radiator, coving to smooth ceiling, parquet flooring.



Kitchen

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed bi-fold windows to side aspect, fitted with a range of base and wall mounted units, roll top works surface incorporating stainless steel sink and drainer, four point electric hob with extractor over, fitted double oven, space and plumbing for appliances, radiator, smooth ceiling incorporating inset down lights, laminate flooring, door leading to:

Reception Room

9' 0" x 5' 10" (2.74m x 1.78m)

Radiator, smooth ceiling incorporating inset down lights, tiled flooring, door leading to:



Ground Floor Cloak Room

4' 10" x 3' 11" (1.47m x 1.19m)

Double glazed obscure window to rear aspect, low level W/C, hand basin,

First Floor Landing

14' 4" x 5' 9" (4.37m x 1.75m)

Built in wardrobe, radiator, wood flooring.

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Master Bedroom**12' 4" x 12' 4" (3.76m x 3.76m)**

Two double glazed window to front aspect, built in wardrobes, smooth ceiling, wood flooring.

Second Bedroom**12' 2" x 11' 2" (3.71m x 3.40m)**

Double glazed window to rear aspect, feature fire place, built in wardrobe, column radiator, smooth ceiling, wood effect flooring.

Third Bedroom**9' 3" x 7' 5" (2.82m x 2.26m)**

Double glazed window to rear aspect, built in wardrobe, radiator, smooth ceiling, wood effect flooring.

Fourth Bedroom**9' 0" x 5' 8" (2.74m x 1.73m)**

Double glazed window to front aspect, built in wardrobes, smooth ceiling, wood flooring.

Bathroom**12' 3" x 4' 8" (3.73m x 1.42m)**

Double glazed obscure window to side aspect, corner bath with raised shower system over, hand basin, low level W/C, heated towel rail, smooth ceiling, laminate flooring.

Garden

Paved seating area from property at side, wood decking seating area in front of summer house, part laid to lawn, shrub and flower raised beds, paved seating area at rear, brick fire pit, gated side access.

Garden Room / Office**14' 3" x 6' 1" (4.34m x 1.85m)**

Double glazed window to side aspect, double glazed French doors to garden, power & lighting, smooth ceiling, laminate flooring.

Front of Property

Paved driveway for two vehicles, secure gated side access.

Additional Information

Rent: £2,000.00 PCM

Deposit: £2,307.69

Holding Deposit: £461.54

Length of Tenancy: Minimum 6 months

EPC Rating: D

Available: Now



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GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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