



St. Johns Road | | Westcliff-on-Sea | SS0 7JY

Guide Price £425,000

bear
Estate Agents

**St. Johns Road |
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Guide Price £425,000**

* £425,000 - £450,000 * Beautifully presented three-bedroom semi-detached home offering spacious living areas, a stunning south-facing garden, and a sought-after Westcliff-on-Sea location close to excellent schools and transport links.

- Three Bedroom Semi-Detached House
- Open Plan Lounge and Dining Room
- Ground Floor WC
- Modern Three Piece Shower Room
- Double Glazing, Gas Central Heating and Underfloor Heating
- Bay Fronted Lounge with a Feature Fireplace
- Modern Kitchen with French Doors
- Two Double Bedrooms and One Single Bedroom
- Beautifully Landscaped South Facing Garden
- Close Proximity to Good Local Schools and Grammar Schools





This charming semi-detached house offers generous and well-appointed accommodation throughout. The property opens with a porch and entrance hall which has under stair storage with drawers, leading into a bay-fronted lounge with a feature fireplace, which flows seamlessly into a dining room with French doors opening onto the rear garden. A modern fitted kitchen with high quality finishes and stone worktops, also benefits from French doors to the rear, creating a bright and airy space, along with access to a convenient ground floor WC. To the first floor, the landing leads to a large double bedroom, a further double bedroom, and a single bedroom, all served by a modern three-piece shower room. Externally, the property boasts a beautifully landscaped south-facing rear garden, perfect for outdoor enjoyment. Additional benefits include oak wooden flooring on the ground floor, a new boiler, double glazing, underfloor heating and gas central heating. There is residential permit parking available on-street, whilst there is potential for off-street parking STPP.

Situated on St Johns Road in Westcliff-on-Sea, the property is within the catchment area for well-regarded schools including Barons Court Primary School (approximate 4 minute walk), Milton Hall Primary School and Nursery, St Bernard's High School and Belfairs Academy, while also being within easy reach of highly sought-after grammar schools. The home is conveniently located close to Westcliff Train Station (approximate 15 minute walk), bus links, and London Road, as well as a range of local amenities, parks, and the seafront (approximate 15 minute walk), making it ideal for families and commuters alike.



Three Bedroom Semi-Detached House

Porch

3'3 x 2'9 (0.99m x 0.84m)

Entrance Hall

21'2 x 4'10 > 3'3 (6.45m x 1.47m > 0.99m)

Lounge

13'9 x 11'10 (4.19m x 3.61m)

Dining Room

11'2 x 9'4 (3.40m x 2.84m)

Kitchen

15'0 x 9'8 (4.57m x 2.95m)

WC

3'8 x 3'0 (1.12m x 0.91m)

Landing

21'8 x 4'10 (6.60m x 1.47m)

Bedroom One

14'8 x 11'10 (4.47m x 3.61m)

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)

Bedroom Three

8'9 x 6'7 (2.67m x 2.01m)

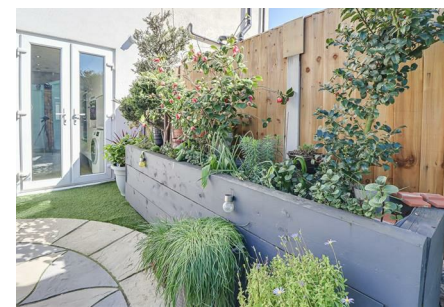
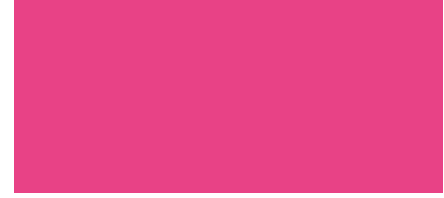
Three Piece Shower Room

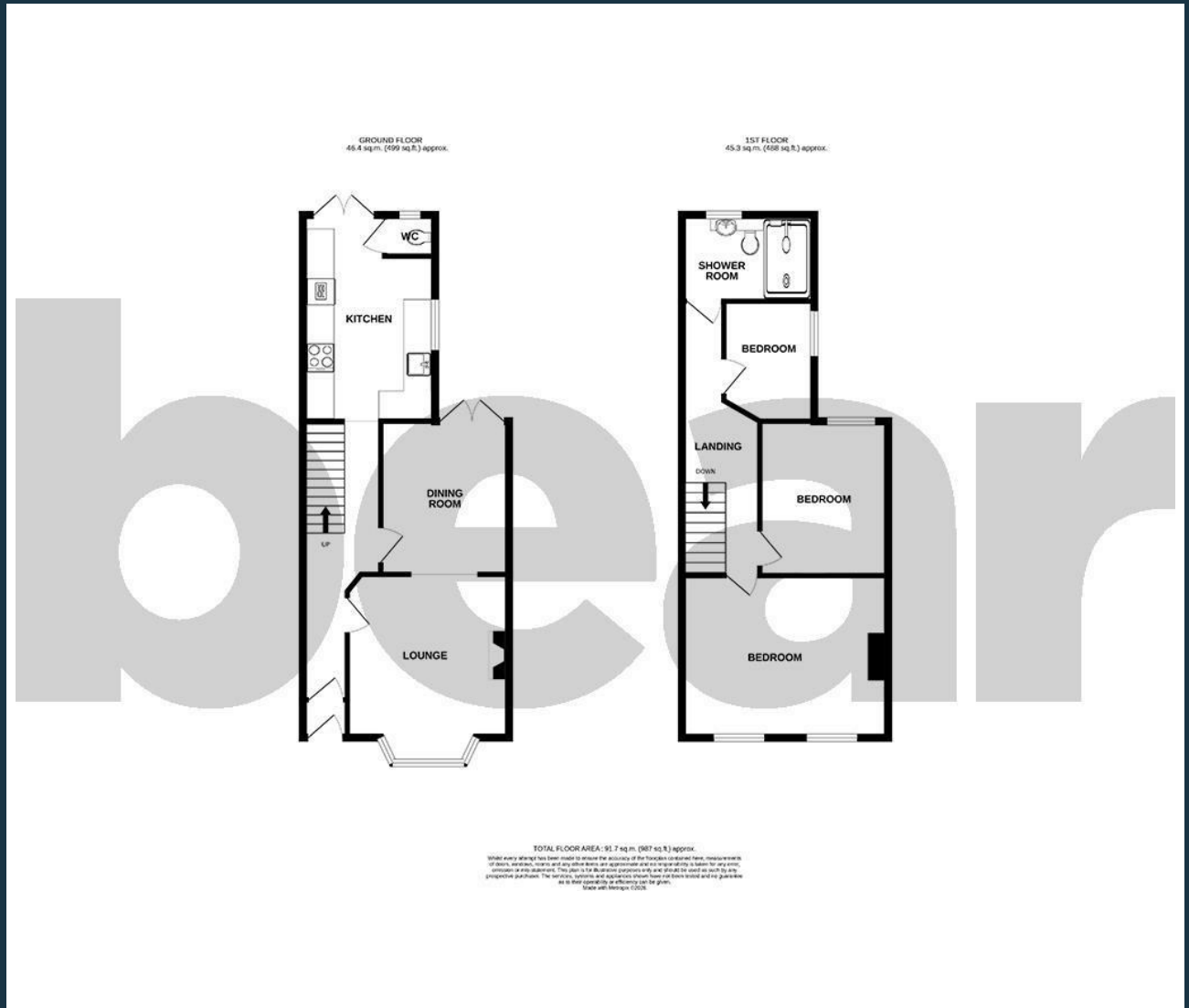
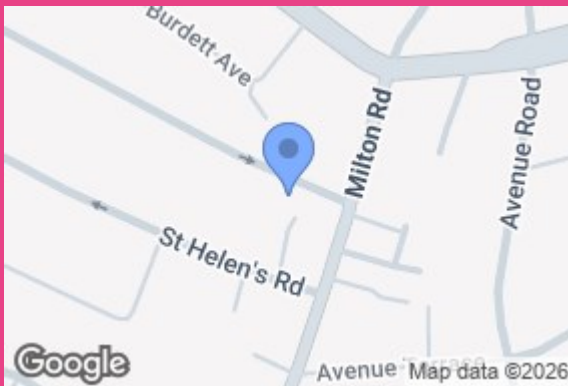
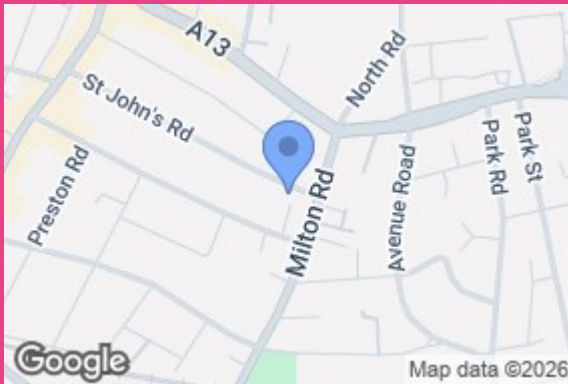
9'7 x 5'2 (2.92m x 1.57m)

South Facing Garden

Agents Notes

The exterior was recently re-rendered.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 54 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>