



## SPRINGFIELD DRIVE

WESTCLIFF-ON-SEA, SS0 0RA

**GUIDE PRICE £420,000**  
**FREEHOLD**

**\*\* SIMPLY STUNNING "ART DECO" STYLE HOME WITH THREE DOUBLE BEDROOMS BOASTS 1291 SQUARE FEET OF LIVING SPACE - LARGE WEST FAICNG GARDEN & BEAUTIFULLY PRESENTED INSIDE - GUIDE PRICE £420,000-£425,000 \*\*** RP&C Estate Agents are thrilled to bring to the market this aesthetically pleasing house with generous size rooms throughout. An independent driveway offers parking for two large cars.

**RP&C.**  
RICKY, PLANT  CHEN-PORTER



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- Feature "Art Deco" style property
- Three generous size bedrooms
- Versatile accommodation with potential to utilise dining room as additional fourth bedroom
- Modern fitted kitchen
- Guest w.c
- Luxury four piece bathroom suite
- Great size rear garden
- Independent driveway providing off street parking
- Earls Hall & Chase High school catchment area
- Easy access to major rail links & Southend Hospital



Situated in a sought-after family-friendly area, this generously proportioned three-bedroom semi-detached home combines timeless Art Deco charm with modern comfort. Beautifully maintained and thoughtfully styled throughout, the property offers spacious living ideal for growing families.

Inside, the home features three well-sized double bedrooms and ample living space with two spacious reception rooms, truly a layout that suits both everyday family life and entertaining. Such is the size and versatility of this wonderful home, that the bay-fronted dining room could easily be utilised as a fourth bedroom. The property is presented to a high standard throughout with the dining room boasting a feature open fireplace, whilst the lounge benefits from a delightful wood burner.

Enjoy the benefits of off-street parking for two vehicles and a delightful west-facing rear garden, perfect for afternoon sun and alfresco dining. Backing directly onto peaceful allotments, the outdoor space offers a rare blend of privacy and natural outlook.

Its incredible location places you within close proximity to high-performing schools, Southend University Hospital, and a wide range of convenient travel links by both road and rail. The picturesque Priory Park is also within easy reach of the property,

as is Southend Airport, offering flights to a wonderful selection of destinations, alongside a retail park.

This is a rare opportunity to secure a stylish and substantial family home in one of the area's most positive and well-connected communities.

## Entrance Hallway

## Lounge

## Conservatory

## Dining Room

## Kitchen

## Guest w.c

## First Floor Landing

## Bedroom One

## Bedroom Two

## Bedroom Three

## Bathroom

## Rear Garden

A large garden with feature patio and the remainder being laid to lawn. Side access point.

## Front

An attractive independent driveway allows parking for multiple cars.

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### ADDITIONAL INFORMATION

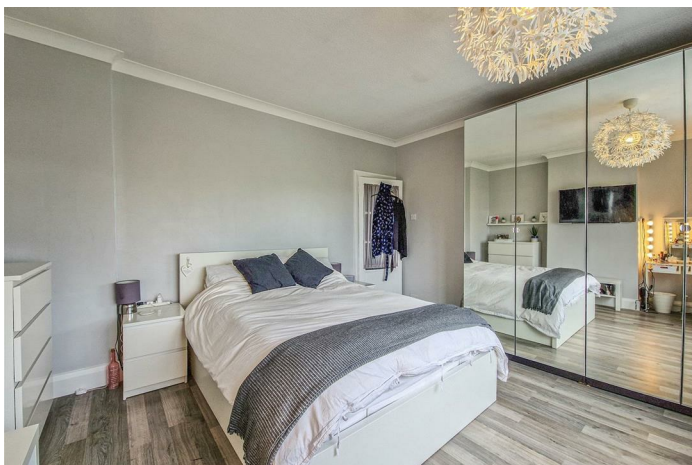
**Local Authority** – Southend

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1291.67 sq ft

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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