



NO ONWARD CHAIN \* OPEN TO OFFERS \* A SHORT WALK TO WESTCLIFF AND SOUTHEND GRAMMAR SCHOOL \* INTEGRAL GARAGE AND GARDEN OUTBUILDING \* ESPECIALLY QUIET CUL-DE-SAC ON A SOUGHT AFTER ROAD \* Situated in this highly sought-after position in a quiet cul de sac location is this wonderful four-bedroom semi-detached house which boasts ample parking, a low-maintenance rear garden with an outbuilding and great sized bedrooms. This charming family home also offers a spacious kitchen-diner and a ground floor WC. Upstairs there are three double bedrooms and one good-sized single along with a contemporary four-piece family bathroom. Situated in Seldon Close, this wonderful family home provides an excellent location for nearby amenities which include; shops, parks, and popular local schools including Westcliff Grammar School for Boys and Girls. The home is available to view now and is offered with no onward chain.

- Four bedroom family home
- Three double bedrooms and one good-sized single
- Integral garage
- Low maintenance rear garden
- Southend and Westcliff Grammar Schools and Eastwood Academy catchment area. Short drive to Leigh Broadway and Leigh Train Station
- Very quiet and private location
- Contemporary four-piece bathroom
- Outbuilding with power and light
- Parking for several vehicles
- No onward chain

## Seldon Close

Westcliff-on-Sea

**£500,000**

Asking Price



# Seldon Close



## Frontage

Blocked paved driveway for at least several vehicles, side access to the rear garden and front porch. Electric roller door to the garage.

## Entrance Porch

7'1" x 4'3"

Double glazed windows to the front and side, UPVC double glazed front door, tiled floor, access to the integral garage.

## Entrance Hallway

12'4" x 5'4"

Carpeted staircase to the first floor, obscured UPVC double glazed door and window to the front aspect, storage cupboard, tiled flooring.

## Downstairs WC

6'9" x 2'7"

Obscured double glazed window to the side, low-level WC, wall hung wash basin with a tiled splashback, tiled floor.

## Kitchen

11'8" x 9'6"

Double glazed windows and doors to the rear overlooking the garden, black high gloss kitchen with wall and base level units, square-edge laminate worktop. Integrated appliances including: an oven, a dishwasher, four ring gas hob with an extractor fan above it and a stainless steel splashback. Space for a microwave, washing machine and an American fridge freezer as well as an additional single fridge and freezer. Workbench unit, understairs storage, tiled flooring, opening to the lounge diner.

## Lounge

19'0" x 11'6"

Double glazed French doors and windows to the rear opening onto the garden, electric feature fireplace, tiled flooring.

## Dining Room

11'8" x 11'6"

Double glazed windows to the front, skirting and a tiled floor.

## First Floor Landing

10'11" x 8'3"

Double glazed windows to the rear, loft hatch, storage cupboard housing water tank, carpet to the floor.

## Bedroom One

12'0" x 11'8"

Double glazed windows to the front aspect, modern fitted floor to ceiling sliding door wardrobes, radiator, carpet to the floor.

## Bedroom Two

12'4" x 9'6" plus door recess

Double glazed window to the rear overlooking the garden, radiator, carpet to floor, heat recovery ventilation system fitted (KAIR).

## Bedroom Three

10'11" x 9'3"

Double glazed window to the rear overlooking the garden, radiator, carpet to floor, heat recovery ventilation system fitted (KAIR).

## Bedroom Four

9'6" x 7'4"

Double glazed window to the rear overlooking the garden, radiator, carpet to floor, heat recovery ventilation system fitted (KAIR).

## Bathroom

6'7" x 5'2"

Obscured double glazed window to the side, fully tiled with a contemporary four-piece suite comprising of a; paneled bath with shower attachment, vanity unit wash basin low-level WC, wet room style walk-in shower, extractor fan, chrome towel heated towel rail.

## Rear Garden

Paved patio with a low-maintenance lawn and raised borders, side access to the front driveway, access to outbuilding, fencing.

## Outbuilding

Insulated roof, power and light with a double glazed window to the front aspect. Ideal for a home office or hobby room/gym/workshop.

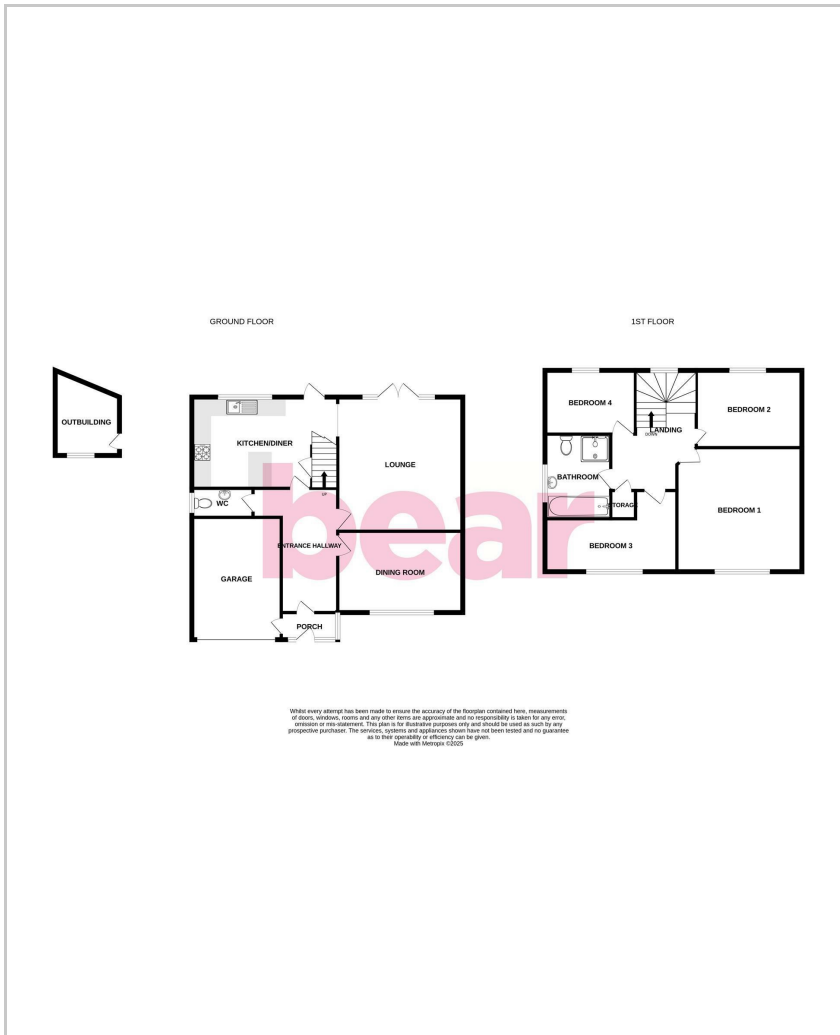
## Part-Integral Garage

14'2" x 7'10"

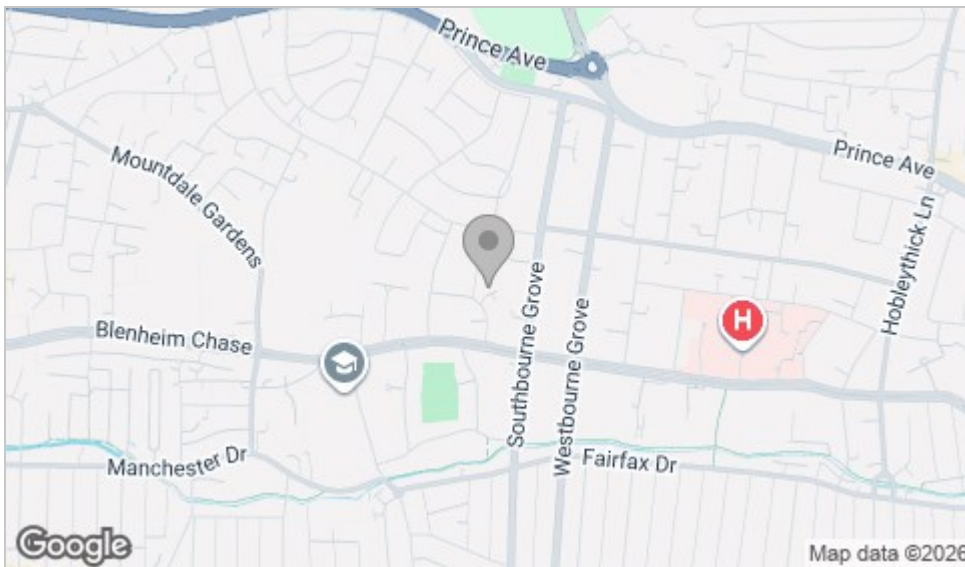
Roller shutter, concrete floor, ample storage, workbench, electric and gas meters, water condenser, space for appliances and parking.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@beaestateagents.co.uk](mailto:los@beaestateagents.co.uk) <http://www.beaestateagents.co.uk/>

# Energy Efficiency Graph

