



11A Westwood Road



**RICHARD
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11A Westwood Road Canvey Island SS8 0ED

£400,000



Ideally situated within easy reach of both the seafront and town centre, this attractive and well-presented family home offers spacious and versatile accommodation throughout.

The property features three well-proportioned first-floor bedrooms, together with a fourth bedroom on the ground floor, providing excellent flexibility for family living, guests or home working. The layout offers plenty of space, with a modern kitchen/breakfast room, a generous 'L'-shaped lounge, and a bright and inviting conservatory overlooking the rear garden, creating additional living space to enjoy throughout the year.

Further benefits include a separate study and utility room, adding to the practicality of the home.

Externally, the property continues to impress with a low-maintenance rear garden, a smaller garage, and ample off-street parking to the front. A modern family bathroom completes the accommodation.



Hall

Double-glazed entrance door into the hall with stairs connecting to the first floor, doors to the lounge, kitchen, and cloakroom, radiator, and coving to the ceiling.

Lounge

16'11 maximum x 16' (5.16m maximum x 4.88m)
An 'L'-shaped lounge offering ample space for both seating and, if required, a dining area. A double-glazed bay window to the front elevation with fitted seating provides good natural light, with coving to a flat plastered ceiling and a radiator completing the room.

Cloakroom

Two-piece suite comprising low level wc and small wash hand basin, double-glazed window to the rear elevation, half-tiling to the walls, and towel rail.

Kitchen

10'9 x 10'9 (3.28m x 3.28m)
A well-presented kitchen/breakfast room fitted with a range of light-coloured

units and drawers at base level, complemented by matching eye-level units, including a glass display cabinet, and wood-style worktops. The room incorporates a breakfast bar area along with a central island unit featuring an inset white double enamel drainer sink with mixer tap, providing additional preparation space and a practical area for informal dining.

There is ample storage and work surface space, with a feature splashback adding character to the cooking area, and laminate-style flooring running throughout. The layout is both functional and well suited to everyday living.

An archway opens through to a separate study area, while double-glazed French doors lead to the conservatory at the rear of the property, accessed via a step down, allowing for plenty of natural light and offering a pleasant outlook onto the garden.

Conservatory

13'11 x 9'10 (4.24m x 3.00m)
A bright and well-presented conservatory featuring a glass roof and full-height glazed panels, allowing for an abundance of natural light throughout. The room

offers ample space for both dining and seating, making it a versatile addition to the property.

Glazed doors open directly onto the rear patio, providing easy access to the garden and creating an ideal space for use during the warmer months. The outlook over the garden is particularly pleasant, with established planting visible beyond.

Study

8' x 6'4 (2.44m x 1.93m)

With a skylight providing light, a door connecting to the fourth bedroom, which is located at the rear of the property, and a door to the utility room.

Utility Room

7'10 x 6'3 (2.39m x 1.91m)

With plumbing facilities for washing machine, work surfaces, and units at eye level

Fourth Bedroom

8' x 9'1 (2.44m x 2.77m)

High-level double-glazed window to the rear elevation, double-glazed sliding patio doors opening into the conservatory.

First Floor Landing

Storage cupboard, double-glazed window to the side elevation, doors off to the accommodation

Bedroom One

14'3 x 10'9 (4.34m x 3.28m)

Double-glazed window to the front elevation, coving to the ceiling, radiator

Bedroom Two

11'6 x 10'3 (3.51m x 3.12m)

Double-glazed to the rear elevation, radiator, and access to the loft

Bedroom Three

8'6 x 7'2 (2.59m x 2.18m)

Double-glazed window to the front elevation and radiator.

Bathroom

Double-glazed window to the rear elevation, chrome towel rail, tiling to floors and walls, 'P' shaped bath with shower, low-level wc and wash hand basin.

Exterior

Front Garden

Ample block paved parking to the front, connecting to a limited-length garage

Garden

The rear garden is mainly laid to a large paved patio area, providing a low-maintenance outdoor space. There is ample room for seating and outdoor furniture, making it suitable for everyday use and occasional entertaining.

The garden is enclosed with established planting to the borders, including a variety of mature shrubs and palm-style plants, giving a good degree of privacy. There is space for children's play equipment if required, and the layout is practical and easy to manage.

The conservatory opens directly onto the patio area, allowing for straightforward access between the house and garden.

Garage

8'11 deep x 7'10 (2.72m deep x 2.39m)

With power





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