



# FOR SALE

## St. Georges Drive, Westcliff-On-Sea SS0 0SS

Offers In Excess Of £575,000 Freehold Council Tax Band - D

4  1  3  1399.31 sq ft

- Spacious Four Bedroom Detached Family Home
- Free-Flowing Kitchen And Dining Area
- Stunning Light-Filled Conservatory
- Driveway Parking For Three Vehicles
- Modern Rustic Kitchen With Integrated Appliances
- Wrap-Around Rear Garden With Storage Sheds
- Quiet Road With Minimal Traffic
- Bay Windows Enhancing Natural Light
- Close To Prittlewell Station & Green Parks
- Close To Outstanding Grammar Schools

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

This character-filled family home offers generous living space with a wonderful balance of charm and modern comfort. From the inviting bay-fronted lounge to the sociable kitchen, dining area, and light-filled conservatory, the interior is perfectly suited to family life, entertaining, and flexible modern living.

With driveway parking for three vehicles and generous garden, offering both space and storage, the exterior complements the home beautifully. The white façade and brick boundary provide excellent kerb appeal, while the garden and conservatory create a seamless indoor-outdoor lifestyle.

Set on a quiet residential road, the location offers the perfect blend of tranquillity and convenience. Close to green spaces like Priory Park, outstanding schools, transport links at Prittlewell Station, leisure facilities, and coastal attractions just a short drive away, this is an ideal setting for families seeking both lifestyle and connectivity.





## Measurements

Hallway  
1.92m x 2.60m (6'3" x 8'6")  
Dining Room  
4.00m into bay x 3.63m (13'1" into bay x 11'10")  
Kitchen  
2.35m x 5.31m (7'8" x 17'5")  
Conservatory  
5.85m x 3.84m (19'2" x 12'7")  
Snug  
3.05m x 2.34m (10'0" x 7'8")  
Lounge  
3.74m into recess > 3.49m x 4.96m (12'3" into recess > 11'5" x 16'3")  
Bedroom 1  
4.09m x 3.41m < 3.66m into recess (13'5" x 11'2" < 12'0" into recess)  
Bedroom 2  
3.66m x 3.67m (12'0" x 12'0")  
Bedroom 3  
3.66m x 2.71m (12'0" x 8'10")  
Bedroom 4  
2.47m < 2.71m into recess x 3.04m (8'1" < 8'10" into recess x 9'11")  
Bathroom  
1.77m x 1.98m (5'9" x 6'5")  
Landing  
4.57m x 0.87m (14'11" x 2'10")

## Ground Floor

The ground floor unfolds with a beautifully free-flowing kitchen and dining room, creating a warm and sociable heart of the home. With ample space for a six-seater dining table and an attractive bay window, this inviting area is ideal for entertaining. The kitchen blends modern convenience with rustic charm and benefits from integrated appliances. French double doors from both the kitchen and dining area lead into a stunning conservatory — a light-filled retreat with large sliding doors opening onto the rear garden, making this an ideal space for year-round enjoyment. A convenient downstairs W/C adds everyday practicality. The lounge offers a wonderfully homely atmosphere, enhanced by an ornamental fireplace and bay window that fills the room with natural light. Completing the ground floor is a versatile additional reception room, perfect for use as a cosy snug, playroom, or dedicated home office.

## First Floor

Upstairs, the property continues to impress with four well-proportioned bedrooms. Bedroom 1 is a generous double room enjoying front-facing views through a bay window, while the second double bedroom overlooks the rear garden, offering a peaceful outlook. Two further bedrooms provide ideal accommodation for children or guests, each filled with character with ornamental fireplaces, adding charm and period appeal throughout. Completing the first floor is a family bathroom, fitted with a bath and overhead shower, hand basin, and W/C.

## Exterior

Externally, the home offers comfortable driveway parking for three vehicles, providing excellent convenience for families. The rear garden wraps gracefully around the side of the property, creating a generous outdoor space with multiple storage sheds. The property is beautifully presented with a crisp white façade and a charming brick boundary, enhancing its kerb appeal and setting a welcoming tone before you even step inside.

## Location

Situated on a quiet road with minimal passing traffic, this home enjoys a peaceful yet highly convenient setting. Green open spaces at Priory and Gainsborough Parks are within walking distance, perfect for family outings and leisurely walks. Highly regarded schools are close by, including Southend High School for Boys, rated 'Outstanding' by Ofsted. Prittlewell Station offers excellent commuter links, while Southend Hospital, local shops, restaurants, and Chase Sports & Fitness Centre are all easily accessible. The seafront is approximately an 8-10 minute drive away where you can enjoy coastal amenities.

## School Catchments

Earls Hall Primary School  
Chase High School

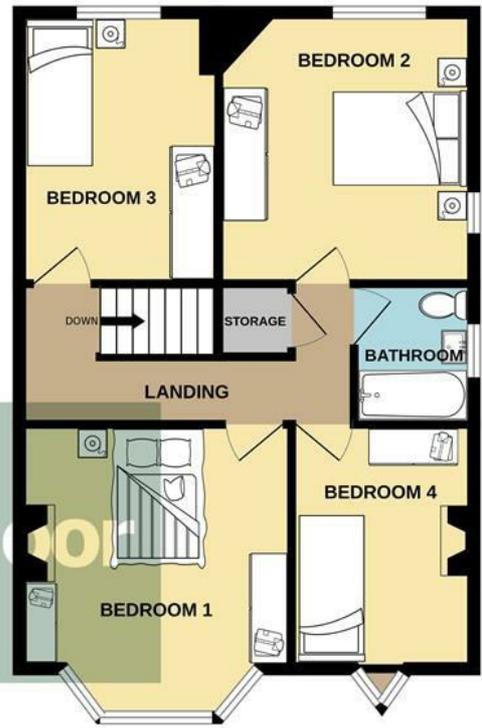
Nearby Grammar Schools:  
Southend High School For Boys/Girls  
Westcliff High School For Boys/Girls

## Tenure

Freehold







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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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