



FOR SALE

**North Road,
Westcliff-On-Sea SS0 7AF**

Offers In Excess Of £300,000 Freehold Council Tax Band - B

3  **2**  **2**  **968.00 sq ft**

- Extended Three Bedroom Family Home
- Two Reception Rooms
- Extended Fitted Kitchen/Breakfast Room
- Courtyard Garden
- Off Street Parking For Two Vehicles
- Three Piece Shower Room
- W/C and Shower To Ground Floor
- Westcliff/Southend Borders
- No Onward Chain
- Close Proximity To Mainline Station

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

appointmoor

Description

An extended three bedroom family house with off street parking for two vehicles situated on the Westcliff and Southend borders, being offered with no onward chain.

Over the past two years the property has been extended and refurbished throughout.

The property offers two reception rooms to the ground floor, kitchen/breakfast room and access to a private rear courtyard garden.

The first floor provides three good sized bedrooms and three piece bathroom suite.

Within close proximity of local shops, bus services and Southend Victoria railway station this property is ideal for anyone looking to commute to London and be central to many amenities.

Measurements

Lounge - 13'9 into bay x 9'9 (4.21m x 2.98m)

Sitting/Dining Room (inc shower) - 11'5 x 8'2 (3.50m x 2.49m)

Kitchen - 7'6 x 17'9 > 15'0 (2.29m x 5.42m > 4.59m)

W/C - 3'10 X 3'3 (1.18m x 1.01m)

Bedroom 1 - 13'0 x 11'6 (3.97m x 3.51m)

Bedroom 2 - 11'5 x 8'1 (3.48m x 2.48m)

Bedroom 3 - 8'11 x 6'10 (2.72m x 2.10m)

Shower Room - 5'10 x 5'4 (1.79m x 1.64m)

Interior

Upon entering this family home, you will be greeted by a long hallway with stairs leading to the first floor and door leading to the lounge on the right hand side, with double glazed bay window. Further along the hallway, there is a sitting/dining room with double glazed door (behind the wardrobe in the photos) leading to the rear garden and access to a shower. There is also a w/c with wash hand basin and a fitted extended modern kitchen to the rear of the property with double glazed French doors leading to the rear garden.

The first floor offers three bedrooms and modern three piece shower room all with double glazing and gas central heating.

Exterior

There is off street parking to the front of the property which provides parking for two vehicles and to the rear, the garden is fenced to all boundaries and low maintenance.

Location

Positioned only a short walk to local shops, mainline station, bus stop and schools, this property is ideal for commuters and families.

School Catchment

The Westborough School
Chase High School

Tenure

Freehold





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

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

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