



Burdett Avenue, Westcliff-On-Sea
£600,000

home.

95 Burdett Avenue

Westcliff-On-Sea
SS0 7JN



- Stunning period property
- Lovingly and sympathetically renovated
- Great size rear garden
- Two off street parking spaces
- Edge of the Milton Conservation area
- Walking distance of Southend Victoria & Westcliff mainline railway stations
- Ideal for commuters to London
- Detached garden home office
- Heart of Westcliff on Sea
- Perfectly positioned to take full advantage of Hamlet Court Road shops & restaurants

Interested?

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01702 480 033





Property Overview

Home Of Leigh are proud to present, West Winds. A truly stunning period property built circa 1901 and which has been lovingly and sympathetically renovated by the current owners to a high standard throughout.

The accommodation includes a grand and welcoming entrance hall, ground floor guest cloakroom, a formal dual aspect and south facing living room, a separate dining room plus a morning room, leading through to a modern fitted kitchen.

To the first floor and off the spacious landing there are four well appointed bedrooms, a family bathroom and additional separate shower room.

Externally the property benefits from a great size rear garden with a detached home office and additional storage facilities, as well as two off street parking spaces and a walled front garden.

Located on Burdett Avenue, in the heart of Westcliff on Sea and on the edge of the Milton Conservation area. This incredible family home is perfectly positioned to take full

advantage of Hamlet Court Road and its array of shops, bars and restaurants, as well as being within walking distance of both Southend & Westcliff mainline railway stations giving direct access into London Fenchurch Street & Liverpool Street.



Accommodation comprises of..

Accommodation Comprises:

The property is approached via part glazed lead light entrance door leading to:

Entrance Hall:

26'8 x 5'10

An impressive and welcoming entrance hall with stairs leading to the first floor landing with under stairs storage cupboard, additional built-in storage, coved cornice to ceiling with ceiling rose, picture rail, tiled flooring throughout, feature vertical radiator, doors to:

Sitting Room:

15'6 x 15'6

A fabulous dual aspect main reception room with sash bay window to front aspect and additional sash window to side, exposed and varnished floorboards, feature brick bulky fireplace with matching hearth, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, cast iron effect radiator.

Dining Room:

16'7 x 12'3

Double glazed sash bay window to side aspect with additional double glazed French doors to the rear garden, solid wood flooring through, feature open fire with attractive wooden surround, coved cornice to ceiling, feature wood panelling to one wall, feature vertical radiator.

Morning Room:

12'5 x 10'10

Two sash windows to side aspect, feature fireplace with inset log burner, walk-in larder with window to side, engineered oak wood flooring with underfloor heating, archway through to the kitchen.

Kitchen:

10'7 x 6'9

Sash window to side aspect with adjacent door to garden. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated double steam oven and four ring induction hob with extractor hood above, further range of matching eye level wall mounted units with additional glass display cabinets, integrated full height fridge, integrated dishwasher, tiled splash backs, tiled flooring, underfloor heating, smooth plastered ceiling with inset spotlighting, door to:

Ground Floor Cloakroom:

8'8 x 3'1

Obscure window to side aspect, modern two piece suite comprising; low level WC, wall mounted wash hand basin, half wood panelled to surrounding walls, tiled flooring with underfloor heating.

First Floor Landing:

3'3"1 x 5'10

A wonderful landing area which is carpeted, smooth plastered ceiling with inset spotlighting and access to loft space, dado rail, cast iron effect radiator, doors to:

Bedroom One:

15'7 x 13'10

Double glazed sash bay window to front aspect and additional double glazed sash window to side, exposed and varnished floorboards, ceiling rose, feature fireplace with attractive wooden surround, two radiators.

Bedroom Two:

16'8 x 13'4

Double glazed sash bay window to side aspect and additional double glazed sash window to rear, exposed and varnished floorboards, smooth plastered ceiling, feature cast iron fireplace with wooden surround, two radiators.

Bedroom Three:

10'10 x 10'4

Double glazed sash window to rear aspect, carpeted, smooth plastered ceiling, picture rail, feature fireplace, radiator.

Bedroom Four:

9'4 x 5'10

Double glazed sash window to front aspect, carpeted, smooth plastered ceiling, radiator.



Bathroom:

7'6 x 5'7

Double glazed obscure window to side aspect, three piece suite comprising; panel bath with mixer tap, low level WC, wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, tiled flooring with underfloor heating, heated towel rail.

Wet Room:

7'7 x 5'8

Double glazed obscure window to side aspect, modern two piece suite comprising; fully tiled walk-in shower, wash hand basin with mixer tap and vanity cupboard beneath, smooth plastered ceiling with inset spotlighting, heated towel rail, underfloor heating.

Separate WC:

4'7 x 2'10

Single glazed obscure window to side aspect, low level WC, wash hand basin with mixer tap, tiled flooring, vertical radiator.

Externally:

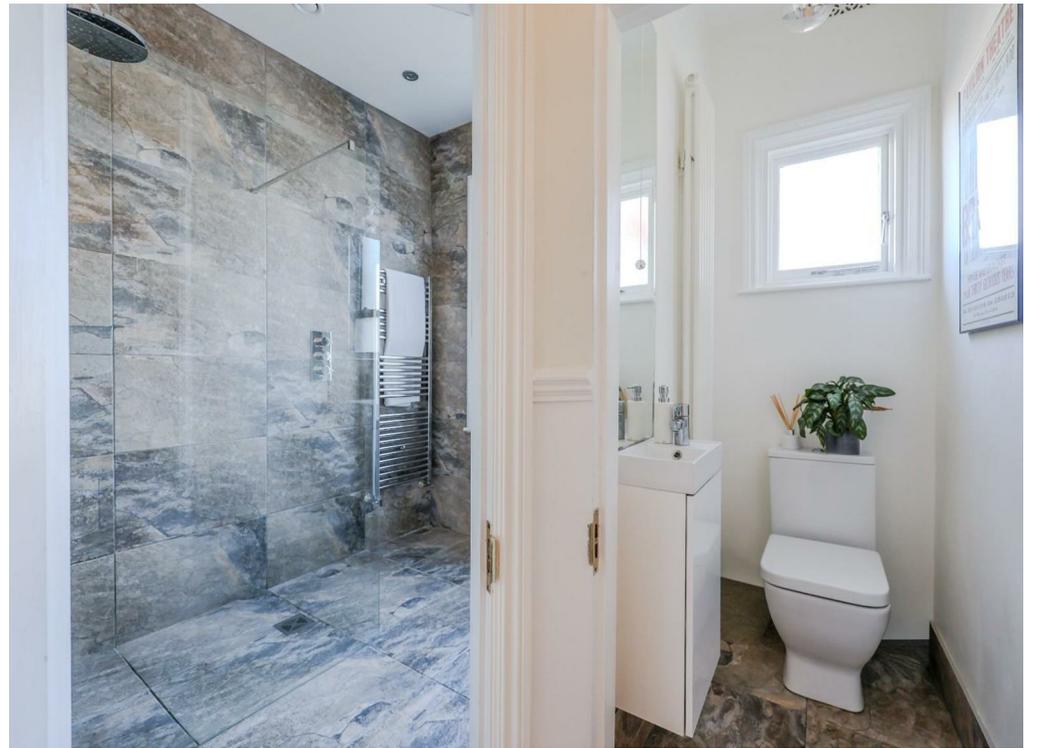
Rear Garden:

The property benefits from well tended gardens to the side and rear of the property which are mainly laid to lawn and enclosed by screen panelled fencing with a range of mature flower and shrub borders. There are double gates giving access to parking area or which could also be used for a sunken outside dining and entertaining area which also gives access to a detached home office and storage shed. Outside lighting and water tap.

Front Garden:

The front garden is walled with an attractive pathway leading to the front door and there is also an independent driveway allowing off street parking for one vehicle. EV charger point.











GROUND FLOOR
1360 sq.ft. approx.



1ST FLOOR
1263 sq.ft. approx.



TOTAL FLOOR AREA: 2623 sq.ft. approx.
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Property Details

4 Bedrooms
2 Bathrooms
3 Reception Rooms
House - End Terrace

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band: C

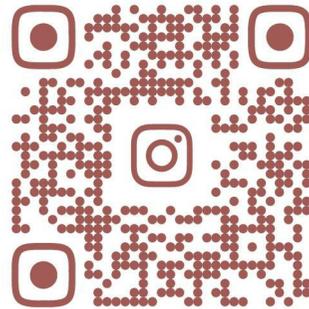
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