

Ist Call

SALES AND LETTINGS



Highfield Grove, Westcliff On Sea, SS0 0TE

Guide Price £400,000 - Freehold

**** GUIDE PRICE £400,000 - £425,000 CHAIN FREE **** Situated within a quiet cul-de-sac close to Southend University Hospital and a number of highly regarded schools, we are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home. Benefitting from off-street parking, a west-facing rear garden and being offered with no onward chain, this characterful property is ideal for families and those looking to move without delay. The ground floor offers two spacious reception rooms together with a modern fitted kitchen featuring a range of integrated appliances. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Combining period charm with modern conveniences, an internal viewing is highly recommended to fully appreciate the accommodation, presentation and excellent location that this property has to offer.

Accommodation Comprising

Original timber front door with glazed inserts providing access to...

Entrance Hall



Staircase to first floor, understairs storage cupboard housing gas central heating and plumbing for washing machine (washing machine to remain), picture rail, smooth plastered coved ceiling, doors off to...

Lounge 14'3 into bay x 12'3 (4.34m into bay x 3.73m)



Double glazed bay window to front, radiator, feature open fireplace and exposed brick chimney breast, picture rail, smooth plastered coved ceiling with ceiling rose...

Dining Room 12'6 x 11' (3.81m x 3.35m)



Double glazed french doors to rear garden, radiator, feature open fireplace with exposed brick chimney breast, picture rail, smooth plastered ceiling with inset spotlights, opening to...



Kitchen 9' x 6'10 (2.74m x 2.08m)



Range of modern fitted grey base units with complementing working surfaces over, inset twin bowl stainless steel sink unit, integrated electric induction hob with stainless steel extractor hood over, separate integrated eye level double oven, integrated fridge/ freezer and dishwasher to remain, matching range of wall mounted units, tiled splashbacks, wood flooring, smooth plastered

ceiling with inset spotlights, double glazed window to rear...

First Floor Landing



Original coloured lead lite picture window to side (secondary glazed externally), loft access, smooth plastered ceiling, doors off to...

Bedroom 1 14'1 into bay x 12'3 (4.29m into bay x 3.73m)



Double glazed bay window to front, radiator, original feature cast iron fireplace with tiled inserts, picture rail, smooth plastered coved ceiling...

Bedroom 2 12'5 x 12'2 (3.78m x 3.71m)



Double glazed window to rear, radiator, original

feature cast iron fireplace, oak wardrobes to remain, picture rail, smooth plastered ceiling...

Bedroom 3 7'10 x 6'10 (2.39m x 2.08m)

Double glazed oriel bay window to front, radiator, picture rail...

Bathroom 7'4 x 5'10 (2.24m x 1.78m)



Modern white suite comprising large corner bath with mixer tap and shower unit over, glazed shower screen, pedestal wash hand basin, complementing waterproof wall panels, heated towel rail, illuminated mirror fronted storage cupboard, laminate tile effect flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

Externally

Front Garden

Block paved providing off street parking for two vehicles...

Rear Garden



Approx. 55' west facing rear garden comprising large paved patio area, remainder mostly laid to lawn with raised border, variety of sheds to remain with the timber one having power & light connected, pizza oven to remain, outside tap, gate providing side access...

Large Timber Shed



Rear View of Property



Important Information & Property Images

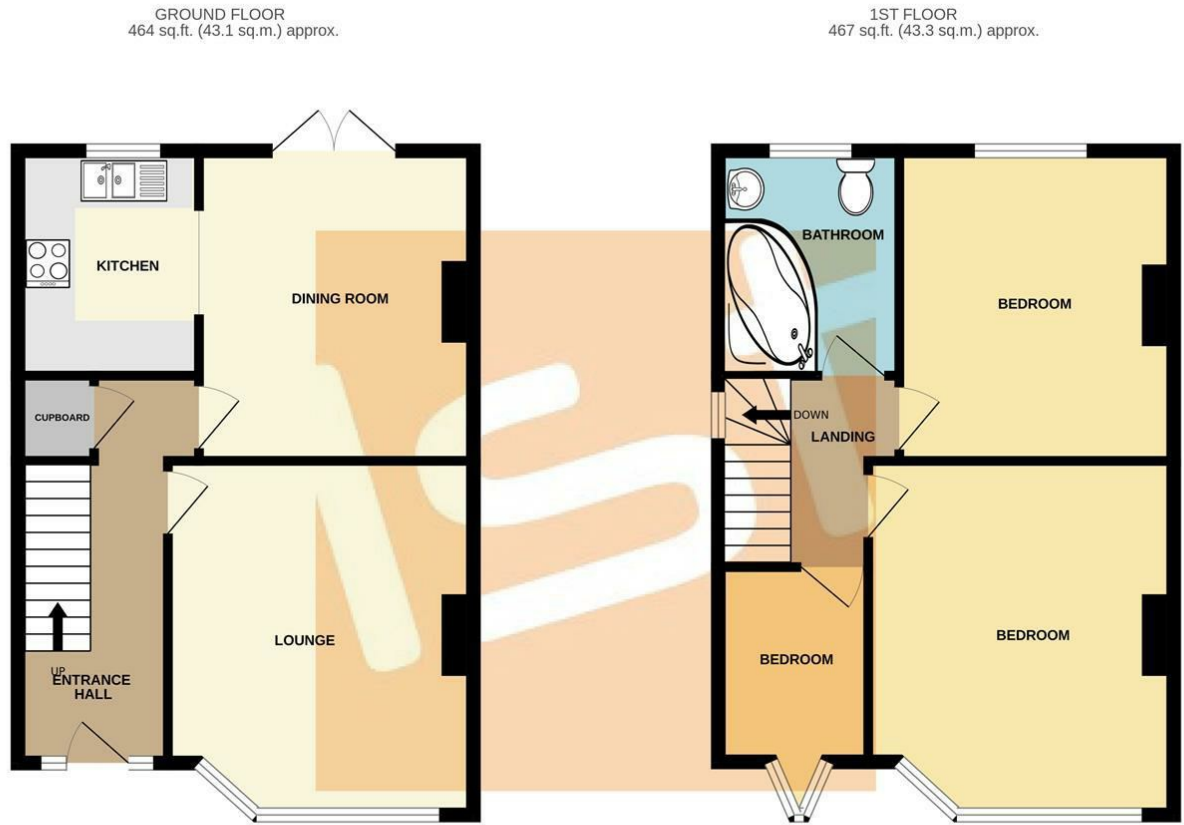
These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, virtual staging or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

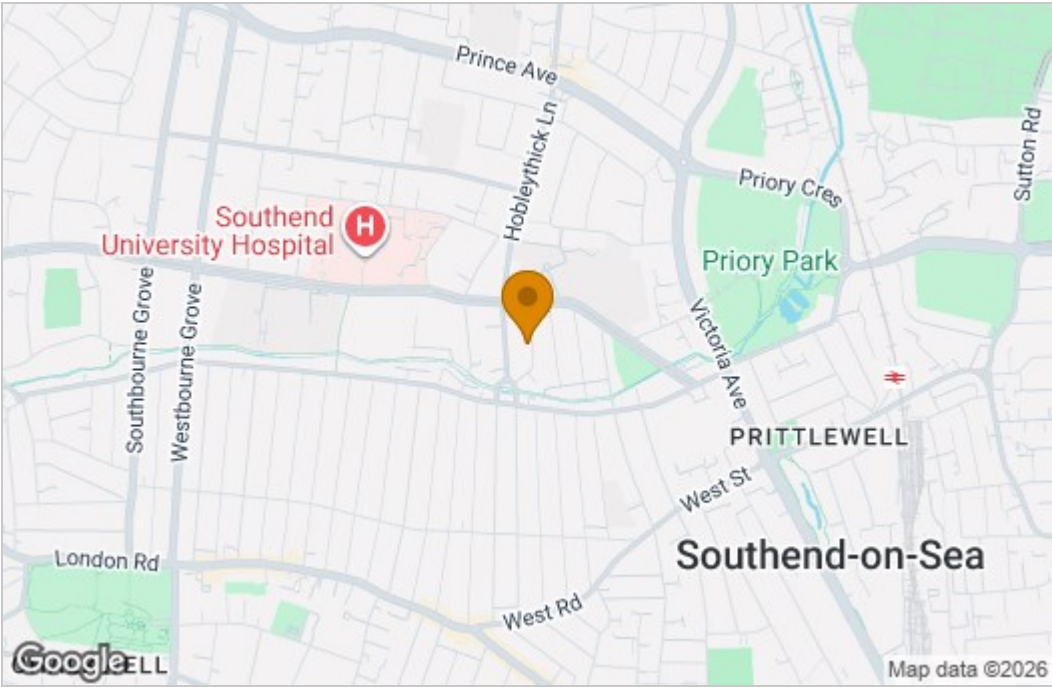


TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

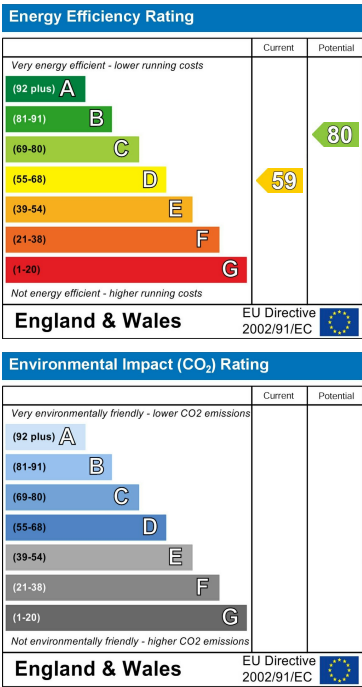
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.