



* £400,000- £430,000 * OWN DRIVEWAY * FOUR DOUBLE BEDROOMS, TWO RECEPTIONS * HMO OPTION: FIVE DOUBLE BEDROOMS, ONE RECEPTION * NO ONWARD CHAIN * LOFT CONVERSION * UTILITY ROOM AND MULTIPLE W/C'S * NEAR GRAMMAR SCHOOLS * EARLS HALL CATCHMENT AREA * This deceptively spacious bungalow has had it's loft converted and now offers four large double bedrooms, two reception rooms, a fitted kitchen with utility room, both downstairs and first floor WC's as well as a three-piece family bathroom. The rear of the property can be reverted back to its open-plan layout if desired and externally, there is off-street parking to the front for one vehicle and a spacious rear garden. The property is located on an especially quiet side road and within the Earls Hall catchment area and is a stone's throw from the grammar schools and hospital. There are amenities and bus links a walk away, as well as quick access to the A127 while for commuters, Prittlewell and Westcliff stations give the option of both train lines to London. The home is vacant and offered with no onward chain - viewings are available now!

- Off-street parking
- Four double bedrooms
- Close proximity to grammar schools and the hospital
- Walk to both Prittlewell and Westcliff Stations
- Deceptively large accommodation
- Very quiet side road
- Rear of property can be put back to an open plan layout
- Amenities and bus links a walk away
- Loft conversion
- Vacant with no onward chain

Cleveland Drive

Westcliff-on-Sea

£400,000

Price Guide



Cleveland Drive



Parking/Frontage

Parking on a private hardstanding driveway for one vehicle with a shared driveway for garden access, front garden wall, planting border and an overhanging front porch with a wooden door with obscured glazing leading to:

Entrance Hallway

Storage space under the stairs, double radiator, skirting and laminate flooring.

Front Lounge

14'0" x 11'10"

UPVC double glazed bay fronted window with two stained glass side windows, two radiators, skirting and laminate flooring.

Kitchen-Diner

20'0" x 7'3" x 17'1" x 6'11"

UPVC double glazed sliding door for garden access as well as rear and side UPVC double glazed windows, kitchen units both wall mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap, four ring burner hob with extractor hood over, integrated oven, granite effect laminate worktops with tiled splashback, space for fridge/freezer, to utility room via hallway, skirting and laminate flooring.

Utility Room

UPVC double glazed rear window, boiler cupboard, laminate worktops with space for two appliances underneath, skirting and laminate flooring.

Three-Piece Family Bathroom

7'10" x 7'5"

Obscured UPVC double glazed side window,

bath with shower over, WC, chrome towel radiator, pedestal wash basin with chrome tap and a tile splashback, partial wall tiling and lino flooring.

Additional Downstairs WC

UPVC double glazed obscured rear window, partial wall tiling and lino flooring.

Bedroom One

17'1" x 13'3"

UPVC double glazed windows to rear and side aspects, radiator, skirting and laminate flooring.

Bedroom Two

11'10" x 10'0"

UPVC double glazed window to front aspect, radiator, skirting and laminate flooring.

First Floor WC

WC with combined wash basin and chrome mixer tap, lino flooring.

Bedroom Three

13'3" x 9'10"

UPVC double glazed rear window, radiator, laminate flooring.

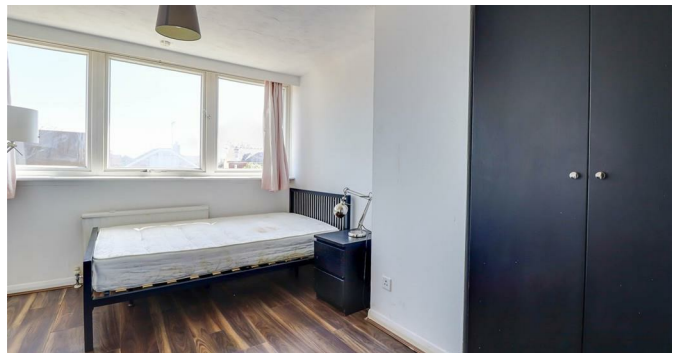
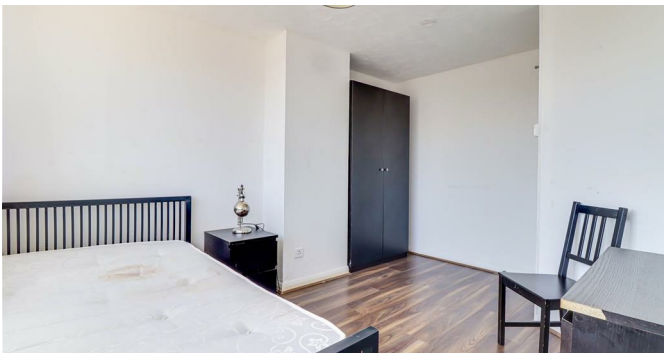
Bedroom Four

12'5" x 9'10"

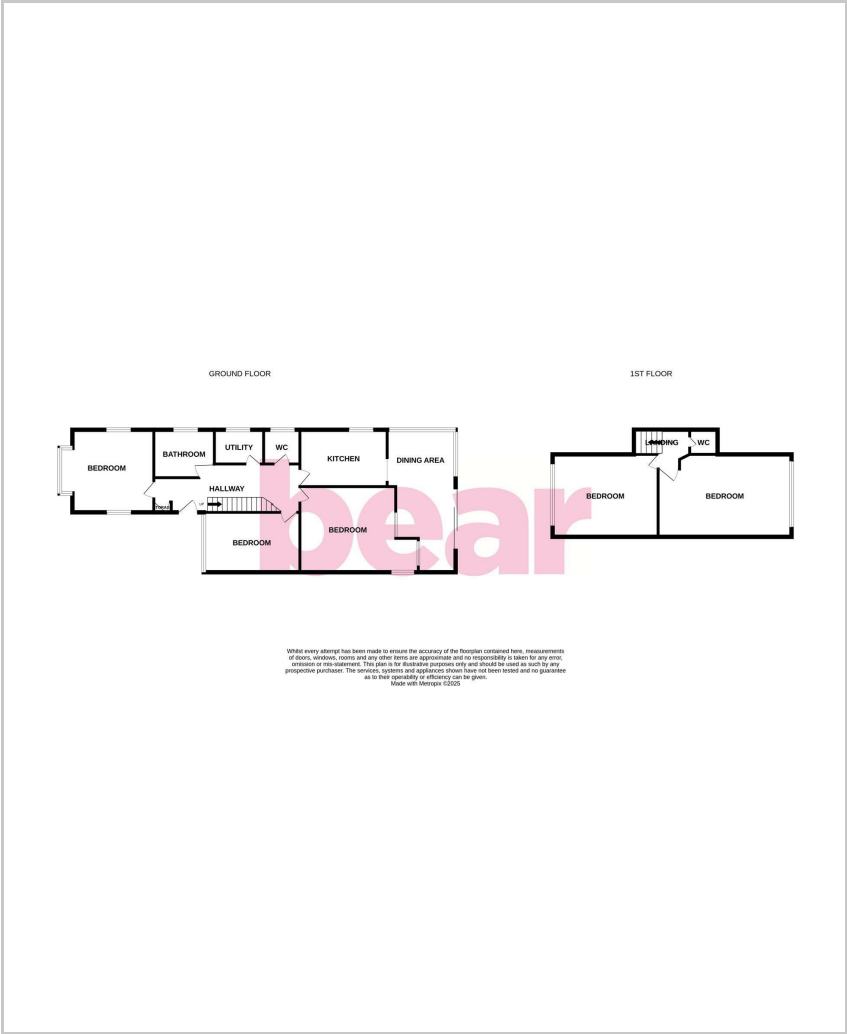
UPVC double glazed window to front aspect, radiator, skirting and laminate flooring

Rear Garden

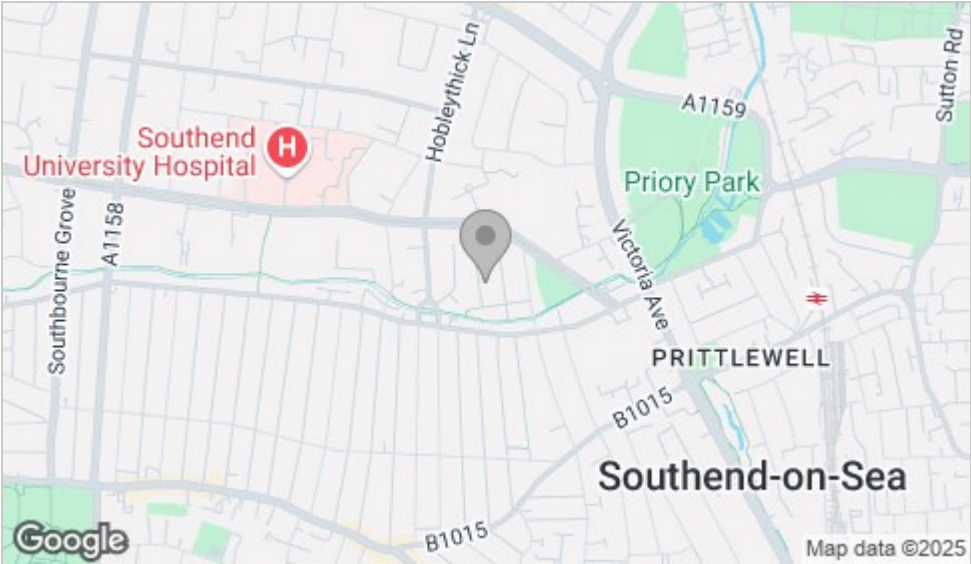
Commences with a paved patio area with shingle planting borders, side access and a shed to remain.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

