



\* £500,000 - £550,000 \* Character Detached Double Fronted Four Bedroom House.  
Situated On The Popular Somerset Estate.  
Four Double Bedrooms And Three Large Reception Rooms.  
Substantial 1450 sq ft (135 sq metres) Approx!

- Three Large Reception Rooms
- Kitchen 15' x 9'8
- Family Bathroom Suite 6'8 x 5'10 With Separate W/C 6' x 5'2
- Driveway Parking
- Close Proximity To Local Parks and Schools
- Dining Room 13'11 x 10'10, Living Room 13'9 x 12'1 Plus Family Room 12'7 x 12'1
- Master Bedroom 13'9 x 9'7 Plus Fitted Wardrobes, Bedroom Two 12'8 x 10'8, Bedroom Three 11'2 x 11' Plus Bedroom Four 10'3 x 9'10
- Pleasant Rear Access With Side Access To Both Sides
- Walking Distance To Local Shops & Amenities
- Popular & Family Friendly Location

## Bridgwater Drive

Westcliff-On-Sea

**£500,000**

Guide Price



# Bridgwater Drive



Guide Price £500,000 - £550,000....

Bear Estate Agents are thrilled to bring to the market this spacious character double-fronted detached house with FOUR double bedrooms and THREE reception rooms alongside driveway parking and a pleasant rear garden.

The dining room, measures an impressive 13'11 x 10'10 with a feature bay window, fireplace, and understairs storage. The ground floor living accommodation further consists of two additional reception rooms, both generous in size with the lounge measuring 13'9 x 12'1 with a feature bay window, and this sits alongside the family room which measures 12'7 x 12'1.

As there are three reception rooms this home presents great versatility, the family room offering the possibility of a ground floor fifth bedroom, a home office, playroom or home gym.

Completing the ground floor is the sizeable kitchen, 15' x 9'8 with plenty of worktop space, a multitude of kitchen cupboards, and plumbing for dishwasher and washing machine.

The first floor continues to impress with four double bedrooms,

Master Bedroom 13'9 x 9'7 with fitted wardrobes and bay window

Bedroom Two 12'8 x 10'8 with bay window

Bedroom Three 11'2 x 11'

Bedroom Four 10'3 x 9'10

Completing the first floor is the family bathroom suite with separate W/C.

Externally the front offers a garden and driveway parking for multiple vehicles, with the potential to create further parking and there is a pleasant rear garden with side access to both sides. There is also a garage (in need of extensive repair).

The property is within walking distance of local shops, amenities, parks, and many schools including St Thomas More and Westcliff High Schools as well as Southend University Hospital. The location truly offers something for all of the family and for those of all ages. Requiring modernisation in places this is perfectly suited for those looking for a substantial family home. Internal viewings are the best way to fully appreciate all that this fantastic home has to offer.

Guide Price £500,000 - £550,000....

Freehold  
Council Tax Band E - £2,258.96

## Entrance Hall

### Dining Room

13'11 x 10'10

### Living Room

13'9 x 12'1

### Family Room

12'7 x 12'1

### Kitchen

15' x 9'8

## First Floor Landing

### Master Bedroom With Fitted Wardrobes

13'9 x 9'7

### Bedroom Two

12'8 x 10'8

### Bedroom Three

11'2 x 11'

### Bedroom Four

10'3 x 9'10

### Family Bathroom Suite

6'8 x 5'10

### Separate W/C

6' x 5'2

## Gas Central Heating & Double Glazing

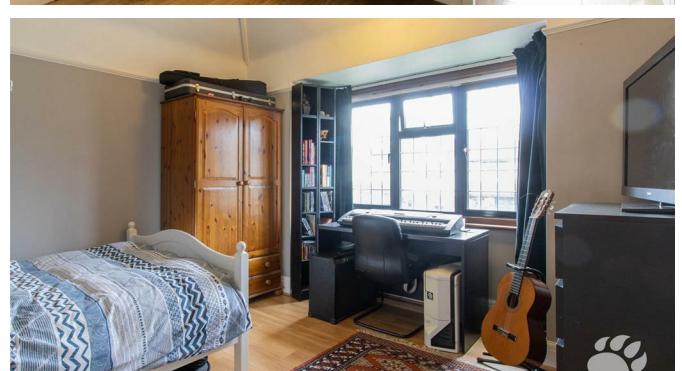
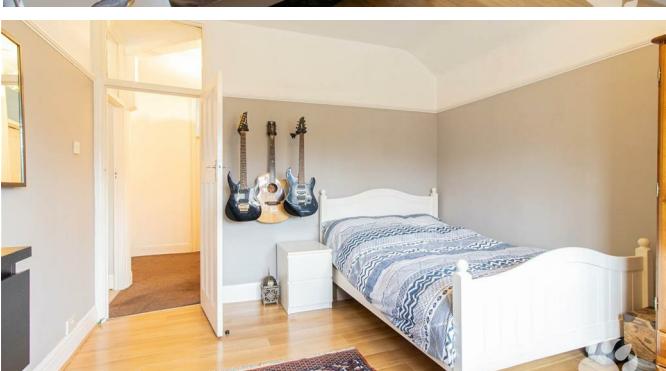
## Pleasant Rear Garden With Side Access

## Driveway Parking To The Front

## Favourable Location

## Walking Distance To Local Shops & Amenities

## Close Proximity To Local Schools, Parks & Chalkwell

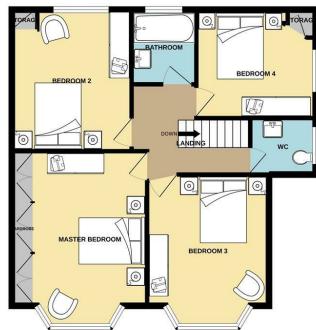


## Floor Plan

GROUND FLOOR



1ST FLOOR

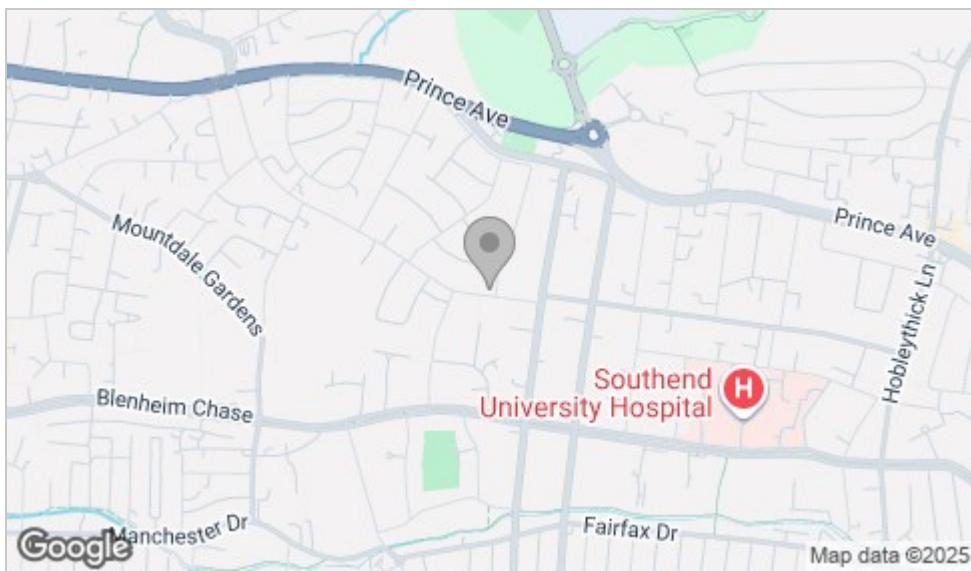


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is a computer generated image and has not been tested and no guarantee as to their operability or efficiency can be given.

Made with Krompix 0322



## 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.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		52
(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		
(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	