



\* £750,000- £800,000 \* POTENTIAL TO EXTEND INTO LARGE LOFT SPACE S.T.P \* STUNNING KITCHEN FAMILY ROOM \* WEST FACING REAR GARDEN WITH VIEWS OVER FIELDS \* Located on one of Westcliff-on-Sea's most sought-after residential roads, this exceptional terraced family home has been cleverly extended to create a superb balance of character, space and modern design. At the heart of the home is a stunning open-plan kitchen family room, thoughtfully designed for everyday living and entertaining. Bi-fold doors span the rear of the property, opening onto a beautifully kept west-facing garden and filling the space with natural light. Enjoying an open outlook across school playing fields, the garden offers an excellent degree of privacy and a wonderful setting for family life. Complementing the impressive living space is a formal bay fronted lounge, offering a more intimate room to unwind. Upstairs, four bedrooms are served by a stylish bathroom with a separate WC, providing comfortable accommodation for a growing family. To the front, a spacious driveway offers ample off-street parking for several vehicles and there is an integral garage storage space linking the driveway and the rear garden. Perfectly positioned for both families and commuters, the property is within easy walking distance of Chalkwell Station, the highly regarded grammar schools, and a range of local amenities including Southend Hospital. Chalkwell Park and the seafront are also close by, offering the very best of the area's green spaces and coastal lifestyle.

- Extended terraced character home
- Huge kitchen family room with bi-folding doors garden and separate utility room
- Entrance porch and bay fronted lounge
- Ample parking on the driveway
- Huge potential to extend into large roof space S.T.P
- West facing rear garden directly backing onto school playing fields
- Four bedrooms, upstairs bathroom with separate WC and downstairs shower room
- West facing rear garden with views over fields
- Integral garage storage space
- Walking distance to Chalkwell Station, Park and Beachfront

## Wellstead Gardens

Westcliff-on-Sea

**£750,000**

Price Guide



# Wellstead Gardens



## Frontage

Driveway creating parking for at least two large vehicles, access to the garage, access to:

## Entrance Porch

10'6" x 2'7"

Wooden leadlight French doors to the front, leadlight windows to the front and side, access to the garage, inset coconut rug, door to:

## Entrance Hallway

16'10" x 7'1"

Smooth coved ceiling with a pendant light, picture rails, carpeted stairs to the first floor with understairs storage housing the utility meters, solid wood entrance door to the front with adjacent windows, radiator, oak flooring, door to:

## Lounge

16'6" into the bay x 13'4"

Smooth coved ceiling with a ceiling rose, built-in shelves with two double base units either side of the chimney breast, leadlight double glazed bay windows to the front with fitted plantation blinds, oak flooring.

## Kitchen Family Room

28'0" x 25'3" up to kitchen units > 20'9"

Lounge Area:

Smooth ceiling with inset spotlights, chimney breast with a log burner, tiled flooring with underfloor heating.

Dining Area:

Double glazed skylight windows, double glazed bi-folding doors to the rear leading out to the garden, smooth ceiling with inset spotlights, tiled flooring with underfloor heating.

Kitchen Area:

Kitchen comprising of, floor to ceiling and island units with a corian worktop, two Neff double ovens, Bora hob with an extractor fan that goes under the floor and outside, inset sink with draining grooves, left side of the tap is filtered water and the right side is hot and cold, floor to ceiling integrated fridge, pan drawers, cutlery drawers, breakfast bar, double cupboard underneath, integrated dishwasher, Fat Belly log burner, tiled flooring with underfloor heating.

## Integral Garage

23'4" x 7'7" max > 5'4"

Double doors to the front, power, light, concrete base, door to the rear leading out to the garden, wall mounted Vaillant Eco Tech Plus combination boiler, solar panel controls, freezer.

## Utility Room

8'8" x 6'5" > 4'0"

Smooth ceiling with inset spotlights, roll edge laminate worktop with space for a washing machine and tumble dryer, double glazed window to the rear, tiled flooring.

## Downstairs Shower Room

Smooth ceiling with inset spotlights, shower cubicle with a rainfall head, low-level WC, pedestal wash basin, tiled flooring with underfloor heating.

## First Floor Landing

Smooth ceiling with a pendant light, loft hatch (loft is partially boarded and insulated, alarm unit is located in here), picture rails, double glazed leadlight window to the side, radiator, carpet.

## Bedroom One

16'7" into the bay x 13'3"

Smooth coved ceiling with a pendant light, leadlight double glazed bay windows to the front with fitted plantation blinds, range of built-in wardrobes, matching chest of drawers, radiator, carpet.

## Bedroom Two

14'9" x 12'5"

Smooth coved ceiling with a pendant light, double glazed window to the rear overlooking the garden with fitted plantation blinds, chimney breast, radiator, laminate flooring.

## Bedroom Three

13'3" x 10'6"

Smooth coved ceiling with inset spotlights, double glazed leadlight box-bay window to the front with fitted plantation blinds, double glazed window to the rear overlooking the garden with fitted plantation blinds, radiator, laminate flooring.

## Bedroom Four

8'3" x 7'3"

Smooth coved ceiling with a pendant light, double glazed leadlight window to the front with a fitted plantation blind, radiator, carpet.

## Bathroom

7'11" x 6'10"

Smooth ceiling with inset spotlights, double glazed window to the rear overlooking the garden with a fitted plantation blind, large wall-hung wash basin with a tiled splashback, panelled bath with a shower hose, tiled splashbacks, heated towel rail, tiled floor with underfloor heating.

## Separate WC

5'1" x 2'8"

Smooth coved ceiling with a pendant light, double glazed window to the side with a fitted plantation blind, low-level WC, tiled flooring.

## West Facing Rear Garden

Commences with a raised decking area ideal for entertaining with the remainder laid to lawn with a shingled area to the very rear with a storage shed, flower and shrub borders, side access to rear of garage area, outside lights, outside tap.

## Agents Notes:

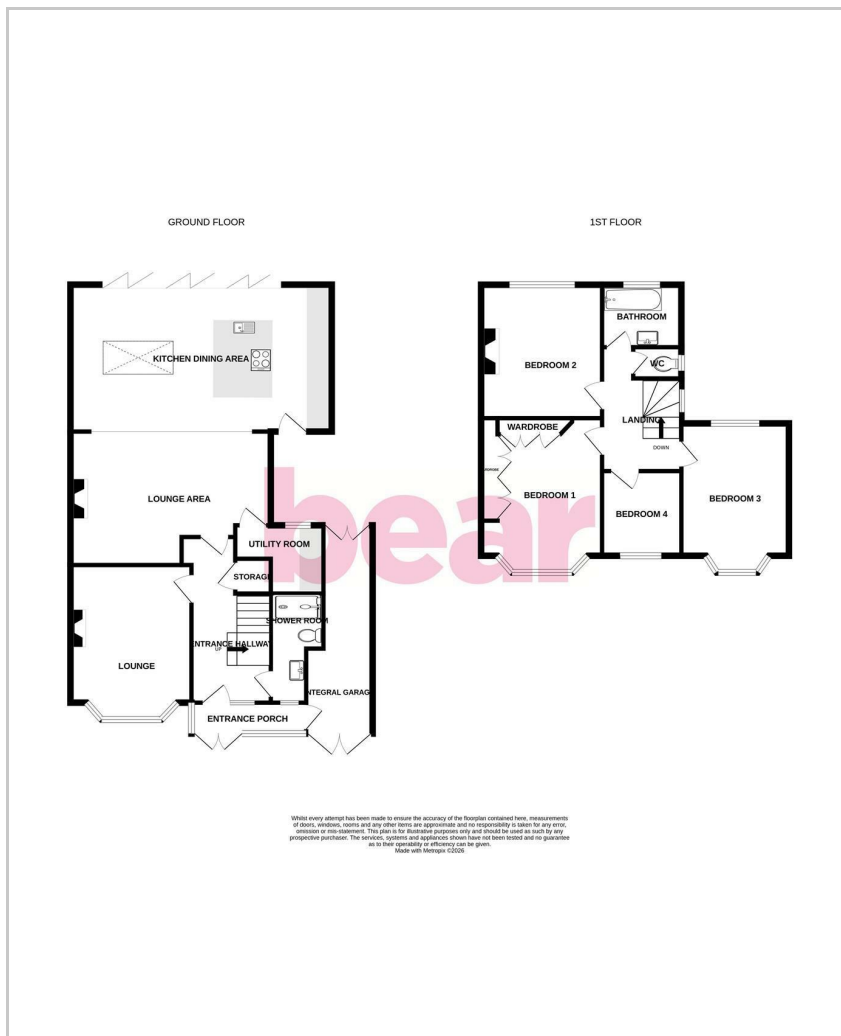
The land the property directly backs on to has formal recreational land designation meaning it is highly unlikely to ever be developed in the future. Solar panels are owned and generate a considerable amount towards utility bills.

Boiler is 2.5 years old.

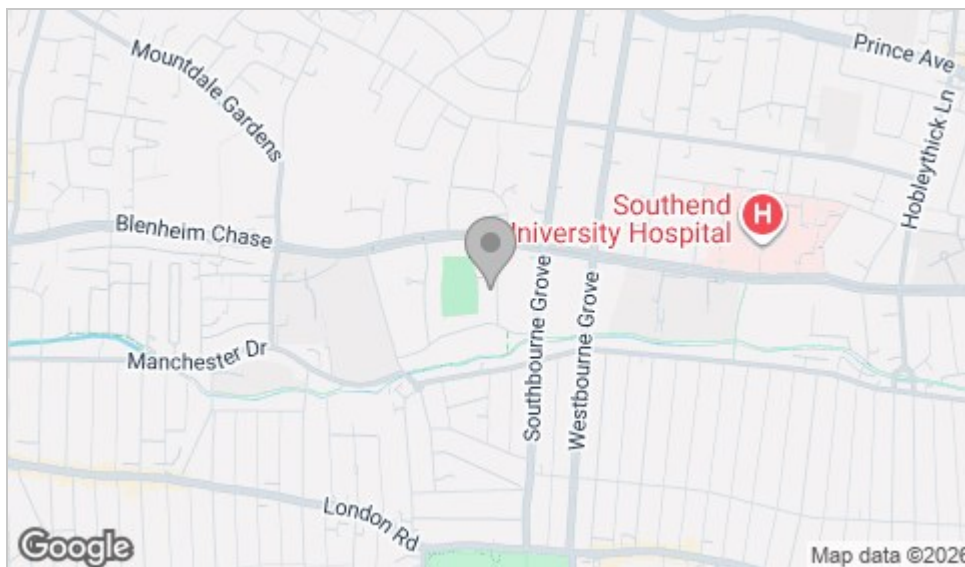
Council tax band: E



## 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.

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## Energy Efficiency Graph

