



REAR EXTENSION \* LOFT CONVERSION \* WEST FACING GARDEN \* GARAGE AND WORKSHOP \* 5 DOUBLE BEDROOMS \* AMPLE PARKING \* MULTIPLE BATHROOMS \* This expansive character house, located on a sought-after road nearby the grammar schools, has been extended to the rear and into the loft to offer unrivaled living space and huge potential. There is a garage and a separate workshop at the bottom of the west-facing garden and ample parking on the front driveway. Internally, you will find five double bedrooms spread across three floors and multiple bathrooms. While downstairs, you will find a bay-fronted dining room and a separate lounge and kitchen-breakfast room to the rear, both having been extended and could easily be opened up into one modern 'kitchen-family room'. The property is located only a walk from the grammar schools and Southend hospital, while Earls Hall Primary and Eastwood Academy are both within the catchment area. There are amenities and bus links on Bridgwater Drive and easy access to both the A127 and the A13. The property is also only a short drive to both Chalkwell and Prittlewell train stations for either commuter line to London - this home is not to be missed!

- Rear extension
- Loft conversion
- 5 double bedrooms
- Garage
- Two main reception rooms
- Huge potential for a 'kitchen-family room'
- Ample parking on front driveway
- Workshop/Summerhouse
- Kitchen-breakfast room
- Fantastic location on a sought-after road

## Mannering Gardens

Westcliff-On-Sea

**£585,000**

Offers Over



# Mannering Gardens



## Frontage

Ample parking on front and side driveway, double gates through to garden and onto the garage. Mature planting borders, garden wall, pathway and a beautiful stained glass front window and door set leading to;

## Porch

Original wooden front door with leadlight sidelights, tiled flooring and exposed feature brickwork.

## Entrance Hall

Winder staircase rising to first floor with storage cupboard underneath, access to downstairs w/c, original plate rail, skirting, carpet.

## Dining Room

14'7 x 13'3

Bay-fronted window, feature fireplace, original cornice, picture rail, dado rail, skirting, radiator, carpet.

## Lounge

18'10 x 12'10

Double glazed sliding door to rear aspect for garden access, feature fireplace, radiator, original cornice, picture rail, skirting, carpet.

## Kitchen-Breakfast Room

18 x 8'9

Three double glazed windows to side aspect and a double glazed rear door and sidelight. Shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap and a tiled splashback, space for dishwasher, space for fridge/freezer, space for washing machine, space for large oven, tiled floor.

## Downstairs W/C

Double glazed window to side aspect, low-level w/c, wall mounted wash basin with chrome mixer tap and a tiled splashback, boiler, skirting, tiled flooring.

## First Floor Landing

Feature window to side aspect, further staircase rising to second floor, picture rail, skirting, carpet.

## Master Bedroom

14'8 x 13

Leadlight bay window to front aspect, original cornice, picture rail, radiator, skirting, carpet.

## Second Bedroom

13 x 11'1

Double glazed window to rear aspect, picture rail, radiator, skirting, carpet.

## Third Bedroom

14'3 x 8'4

Leadlight window to front aspect, radiator, skirting, carpet.

## Family Bathroom

8'4 x 8'4

Double glazed window to rear aspect, freestanding bath with chrome tap and traditionally styled shower attachment, tiled corner shower cubicle with drencher head, vanity unit with wash basin and chrome mixer tap, airing cupboard, wood effect flooring.

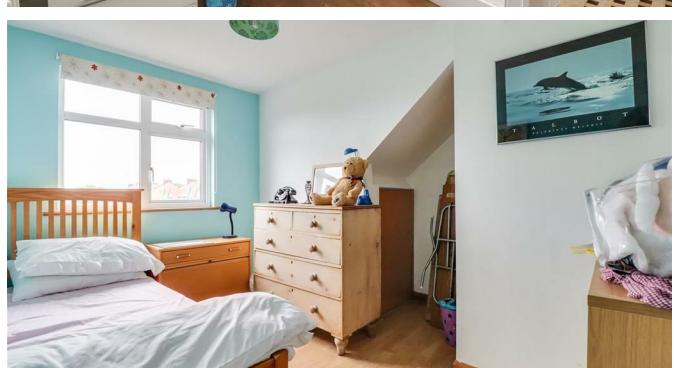
## First Floor W/C

Double glazed window to side aspect, low-level w/c, skirting, tiled flooring.

## Fourth Bedroom (Top Floor)

11 x 10

Double glazed window to rear aspect, radiator, skirting, wood effect flooring.



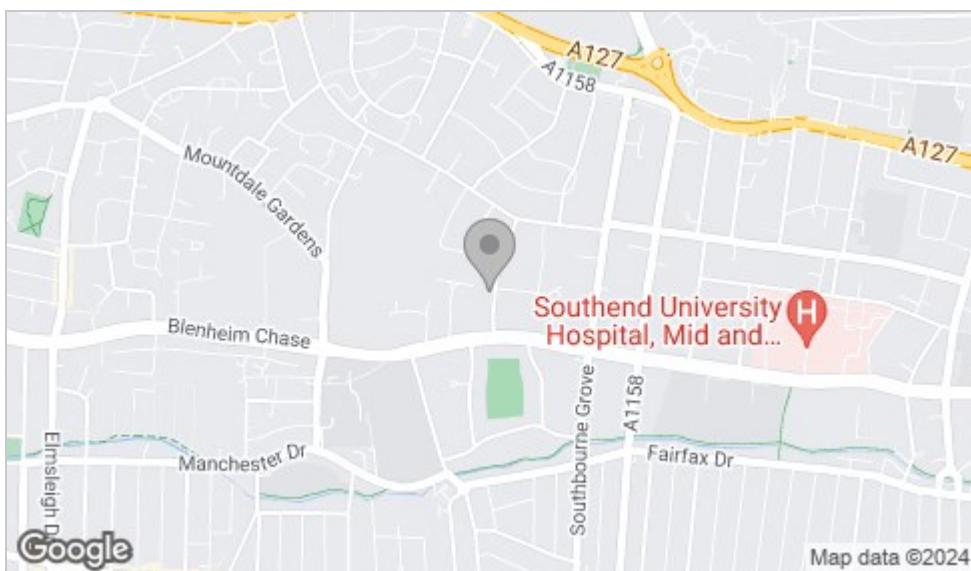
# Floor Plan



Whilst every effort 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements do not include any areas which have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyPlan 22000



## 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.

## Energy Efficiency Graph

