



* £375,000- £425,000 * EXTENDED HOUSE * NO ONWARD CHAIN * THREE DOUBLE BEDROOMS * DOWNSTAIRS WC * An extended family home that sides on to allotments and therefore being unoverlooked. The house has the advantages of a fitted kitchen diner, an impressive L shaped lounge diner and a driveway along with an attached garage. The property has generous bedroom sizes, a bathroom with a separate WC and a delightful rear garden. Nestled at the end of a popular close, this secluded property is walking distance to local amenities, highly regarded schools and also offers easy access to the A127 and A13. Prittlewell and Chalkwell Stations are also a short drive away.

- Extended semi-detached house
- Views over allotments
- Kitchen diner
- Downstairs WC
- Unoverlooked rear garden
- Driveway and garage
- Three double bedrooms
- Lounge diner
- New combination boiler installed
- Close to Westcliff Grammar School, Blenheim Park and Southend Hospital

Cockethurst Close

Westcliff-On-Sea

£375,000

Price Guide



Cockethurst Close



Frontage

Concrete base providing parking for up to 2 vehicles, large attractive front garden, side access to the rear garden, outside tap, access to:

Hallway

12'7" x 3'5"

Pendant light, storage cupboard, carpeted stairs leading to the first floor, radiator, coconut entrance mat, door to:

Downstairs WC

5'8" x 3'6"

Wall-hung Worcester combination boiler (installed in June 2023), extractor fan, low level WC, wall hung corner wash basin, lino flooring.

Kitchen Diner

24'7" x 8'2"

Double glazed windows to the front overlooking the front garden, window to the side overlooking the allotments, door to the side giving access to the front garden and driveway. Kitchen comprising of wall and base level units with a rolled edge laminate worktop, stainless steel sink and drainer, tiled splashbacks, space for a washing machine, dishwasher, fridge freezer, integrated Neff oven and grill, four rings electric hob with an extractor fan above, lino flooring, archway to:

Dining Area:

Coved ceiling, pendant light, base level units with a roll edge laminate worktop, space for a fridge freezer, serving hatch to the lounge dining area, radiator, lino flooring.

Lounge/ Dining Room

20'7" x 20'4" >11'8"

Coved ceilings, double-glazed patio doors to the rear, double-glazed windows to the rear, feature fireplace with a wooden surround, stone hearth, carpet, radiator.

First Floor Landing

Loft hatch, doors to all rooms, carpet.

Bedroom One

11'11" x 11'6" >10'7"

Double-glazed windows to the rear overlooking the garden and the allotments, built in wardrobe with top boxes, radiator, carpet.

Bedroom Two

10'5" x 9'11"

Double glazed windows to the front overlooking the drive, storage cupboard, floorboards, radiator.

Bedroom Three

11'7" x 8'5"

Double-glazed windows to the rear overlooking the garden and allotments, radiator, carpet.

Bathroom

7'4" x 6'4"

Obscure double-glazed window to the front, paneled bath with an electric shower, wall-hung wash basin, radiator, part tiled walls, lino flooring.

Separate WC

6'7" x 2'9"

Obscured double-glazed window to the front, low level WC, lino flooring.

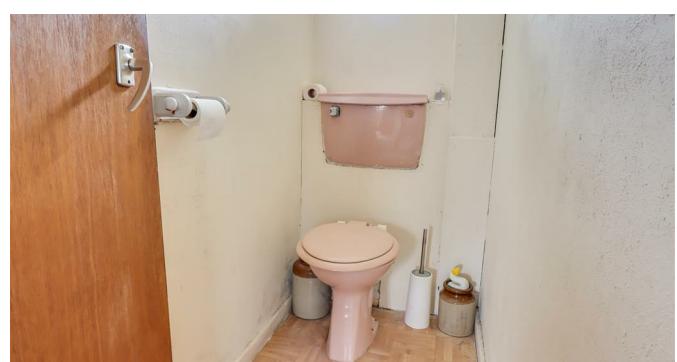
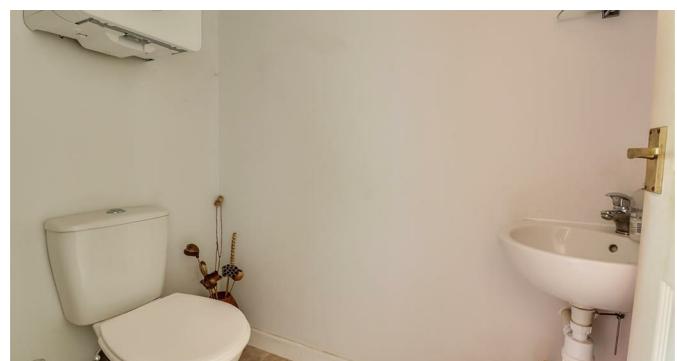
Unoverlooked Rear Garden

Commencing with a patio area with the remainder laid to lawn, established tree shrub borders.

Attached Garage

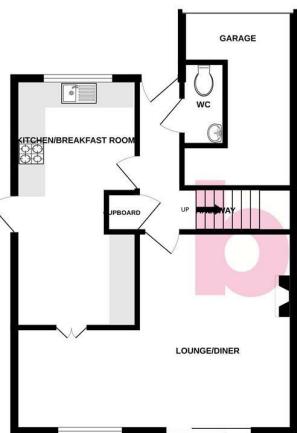
17'4" x 7'9" >3'8"

Electric roller shutter door, power light, concrete floor, utility meters.

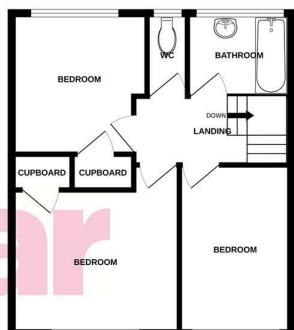


Floor Plan

GROUND FLOOR



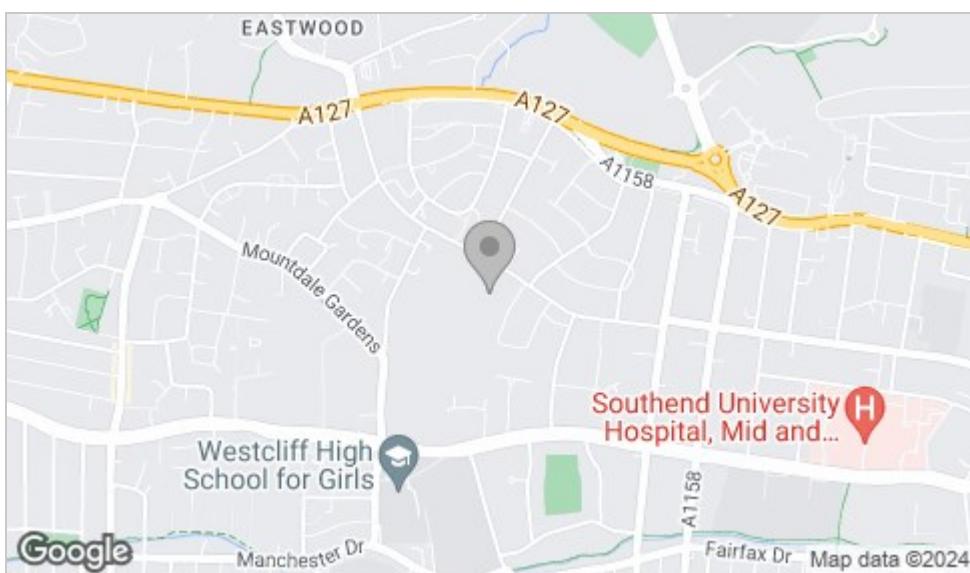
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplans are for general guidance only and should not be relied upon by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	