



\* £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

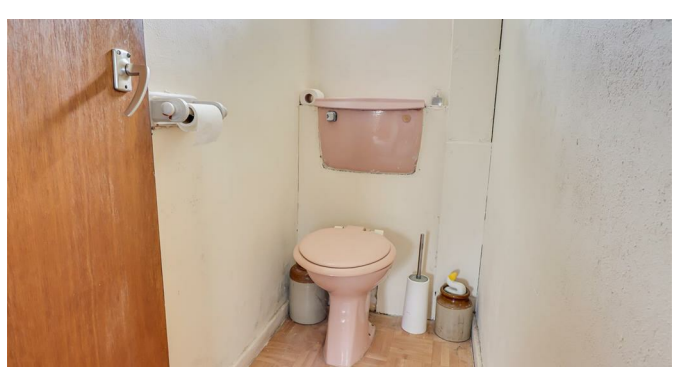
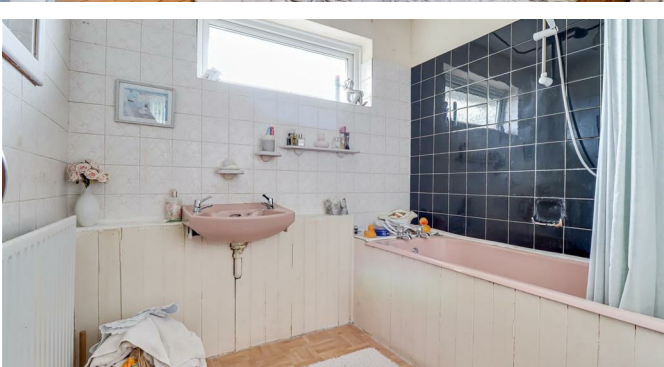
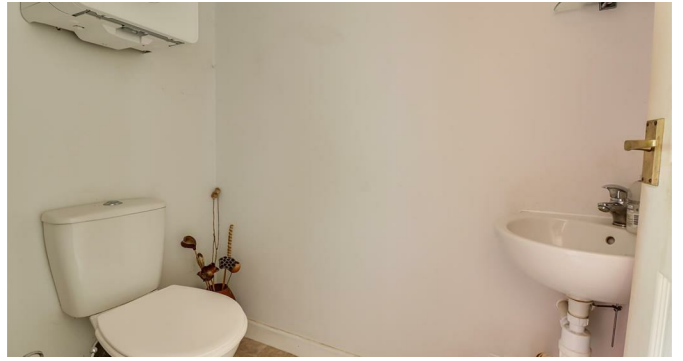
Commencing with a patio area with the remainder laid to lawn, established tree shrub borders.

## Attached Garage

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

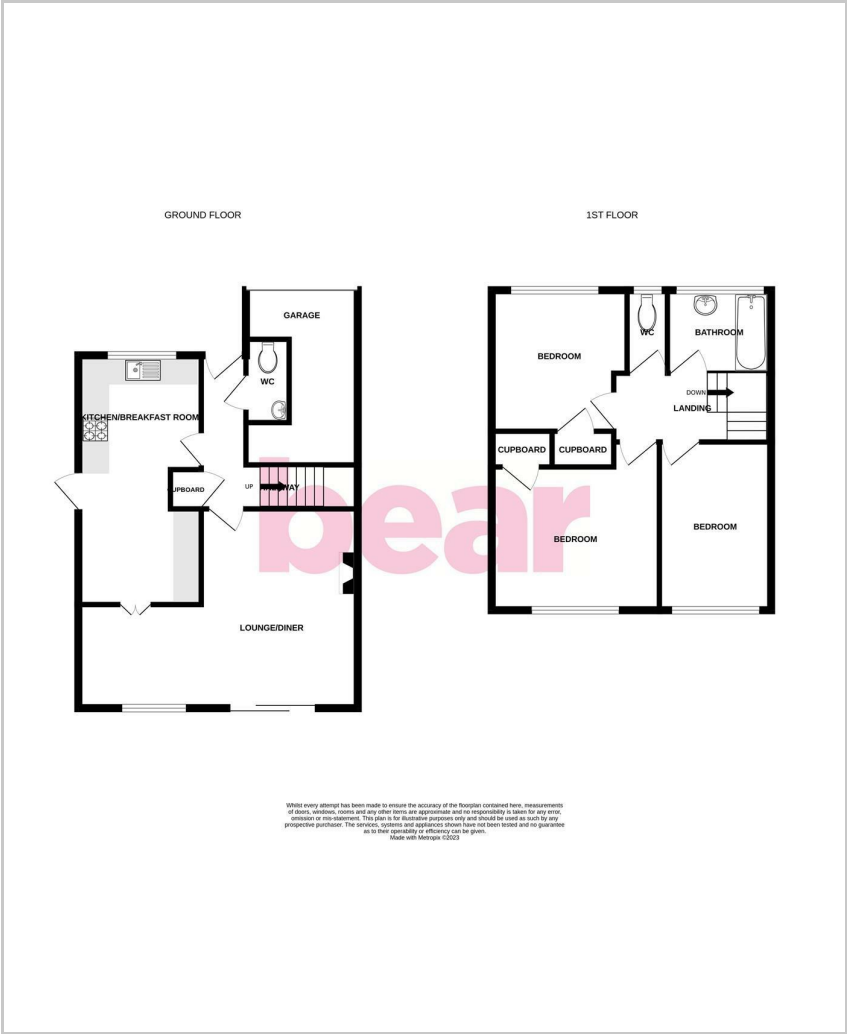
Electric roller shutter door, power light, concrete floor, utility meters.



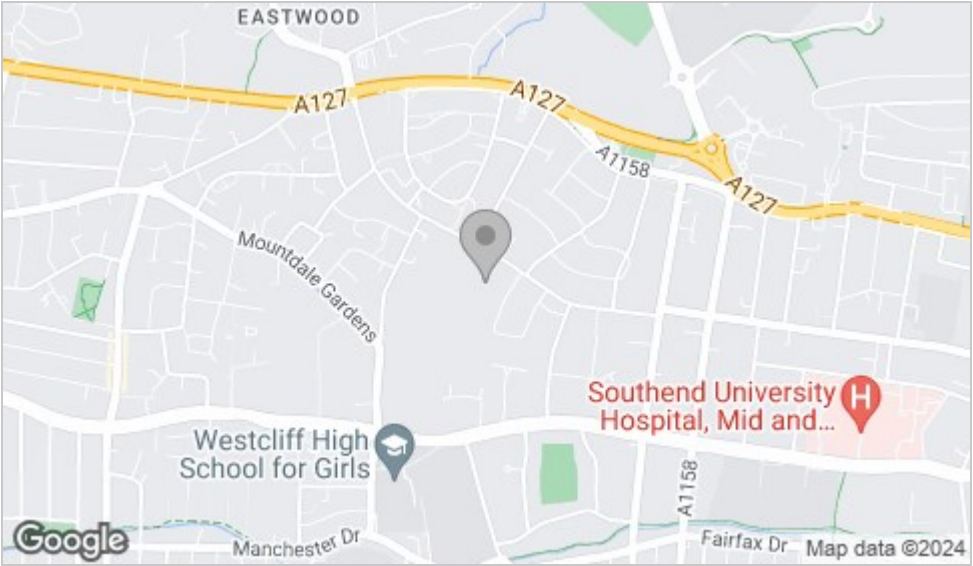




# Floor Plan



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

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

