



NO ONWARD CHAIN \* OPEN TO OFFERS \* A SHORT WALK TO WESTCLIFF AND SOUTHEND GRAMMAR SCHOOL \* INTEGRAL GARAGE AND GARDEN OUTBUILDING \* ESPECIALLY QUIET CUL-DE-SAC ON A SOUGHT AFTER ROAD \* Situated in this highly sought-after position in a quiet cul de sac location is this wonderful four-bedroom semi-detached house which boasts ample parking, a low-maintenance rear garden with an outbuilding and great sized bedrooms. This charming family home also offers a spacious kitchen-diner and a ground floor WC. Upstairs there are three double bedrooms and one good-sized single along with a contemporary four-piece family bathroom. Situated in Seldon Close, this wonderful family home provides an excellent location for nearby amenities which include; shops, parks, and popular local schools including Westcliff Grammar School for Boys and Girls. The home is available to view now and is offered with no onward chain.

- Four bedroom family home
- Three double bedrooms and one good-sized single
- Integral garage
- Low maintenance rear garden
- Southend and Westcliff Grammar Schools and Eastwood Academy catchment area. Short drive to Leigh Broadway and Leigh Train Station
- Very quiet and private location
- Contemporary four-piece bathroom
- Outbuilding with power and light
- Parking for several vehicles
- No onward chain

## Seldon Close

Westcliff-on-Sea

**£475,000**

Offers Over



# Seldon Close



## Frontage

Blocked paved driveway for at least several vehicles, side access to the rear garden and front porch. Electric roller door to the garage.

## Entrance Porch

7'1" x 4'3"

Double glazed windows to the front and side, UPVC double glazed front door, tiled floor, access to the integral garage.

## Entrance Hallway

12'4" x 5'4"

Carpeted staircase to the first floor, obscured UPVC double glazed door and window to the front aspect, storage cupboard, tiled flooring.

## Downstairs WC

6'9" x 2'7"

Obscured double glazed window to the side, low-level WC, wall hung wash basin with a tiled splashback, tiled floor.

## Kitchen

11'8" x 9'6"

Double glazed windows and doors to the rear overlooking the garden, black high gloss kitchen with wall and base level units, square-edge laminate worktop. Integrated appliances including: an oven, a dishwasher, four ring gas hob with an extractor fan above it and a stainless steel splashback. Space for a microwave, washing machine and an American fridge freezer as well as an additional single fridge and freezer. Workbench unit, understairs storage, tiled flooring, opening to the lounge diner.

## Lounge

19'0" x 11'6"

Double glazed French doors and windows to the rear opening onto the garden, electric feature fireplace, tiled flooring.

## Dining Room

11'8" x 11'6"

Double glazed windows to the front, skirting and a tiled floor.

## First Floor Landing

10'11" x 8'3"

Double glazed windows to the rear, loft hatch, storage cupboard housing water tank, carpet to the floor.

## Bedroom One

12'0" x 11'8"

Double glazed windows to the front aspect, modern fitted floor to ceiling sliding door wardrobes, radiator, carpet to the floor.

## Bedroom Two

12'4" x 9'6" plus door recess

Double glazed window to the rear overlooking the garden, radiator, carpet to floor, heat recovery ventilation system fitted (KAIR).

## Bedroom Three

10'11" x 9'3"

Double glazed window to the rear overlooking the garden, radiator, carpet to floor, heat recovery ventilation system fitted (KAIR).

## Bedroom Four

9'6" x 7'4"

Double glazed window to the rear overlooking the garden, radiator, carpet to floor, heat recovery ventilation system fitted (KAIR).

## Bathroom

6'7" x 5'2"

Obscured double glazed window to the side, fully tiled with a contemporary four-piece suite comprising of a; paneled bath with shower attachment, vanity unit wash basin low-level WC, wet room style walk-in shower, extractor fan, chrome towel heated towel rail.

## Rear Garden

Paved patio with a low-maintenance lawn and raised borders, side access to the front driveway, access to outbuilding, fencing.

## Outbuilding

Insulated roof, power and light with a double glazed window to the front aspect. Ideal for a home office or hobby room/gym/workshop.

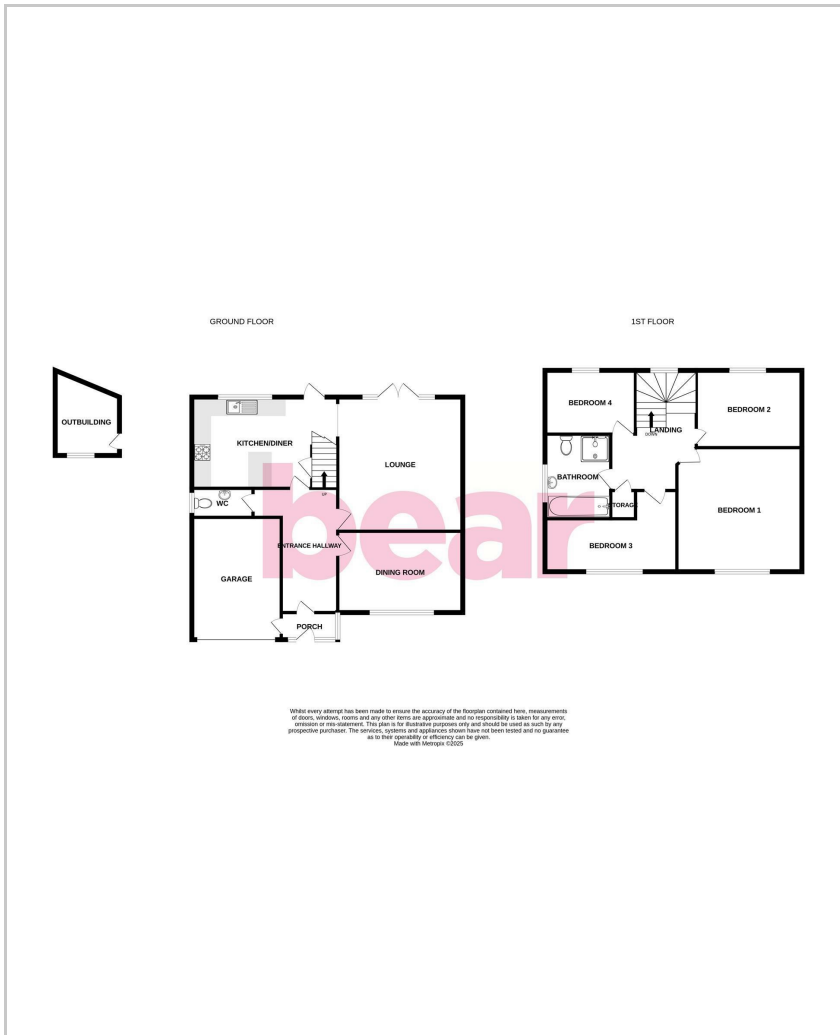
## Part-Integral Garage

14'2" x 7'10"

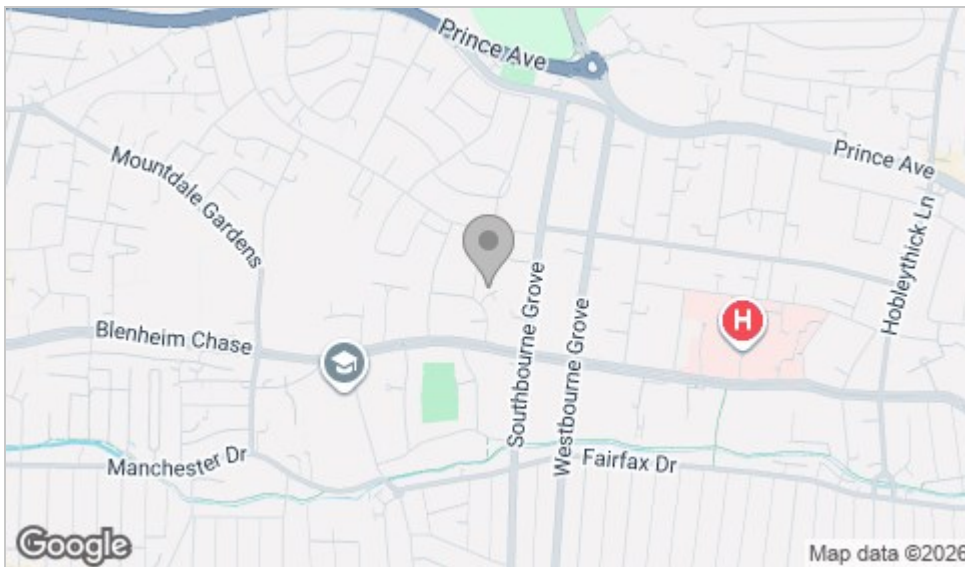
Roller shutter, concrete floor, ample storage, workbench, electric and gas meters, water condenser, space for appliances and parking.



# 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

