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Estate Agents

* £350,000- £375,000 * Located in the vibrant area of Westbourne Grove, this semi-detached house offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The impressive open-plan living area on the ground floor creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The delightful rear garden is a standout feature, providing a serene outdoor space to unwind. With side access leading back to the front garden, it offers convenience and ease of movement. The potential for extension to the rear and into the loft, subject to planning permission, presents an exciting opportunity for those looking to personalise and enhance their home further. Located conveniently close to Leigh Road and Leigh Broadway, residents will enjoy easy access to a variety of shopping facilities, cafes, and local amenities. This property not only boasts a prime location but also the promise of a wonderful lifestyle in a vibrant community. Whether you are looking to settle down or invest, this characterful home is a must-see.

- Character three bedroom house
- Modern fitted kitchen
- Huge potential to extend to the rear and into the loft S.T.P
- Leigh Road and Leigh Broadway shopping facilities close by
- Impressive open plan living space downstairs
- Delightful rear garden with side access back to the front garden
- Short walk to Chalkwell Station, Park and Beach
- Chalkwell Hall Infant and Junior School catchment

Westbourne Grove

Westcliff-on-Sea

£350,000

Price Guide

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Westbourne Grove

Frontage
Front garden area, gate and pathway to:

Entrance Porch
5'8" x 2'1"
Smooth ceiling, composite entrance door to the front with an obscured double-glazed window above, tiled flooring, access to:

Entrance Hallway
14'1" x 5'8"
Smooth ceiling with a pendant light, carpeted stairs rising to the first floor with understairs storage, UPVC entrance door to the front with obscured double-glazed surrounding it, radiator, space for a fridge freezer, laminate flooring, opening to the dining area and kitchen, door to:

Through Lounge Diner
32'9" into the bay x 11'11" > 9'11"
Lounge Area:
Smooth coved ceiling with a ceiling rose, double-glazed bay window to the front, feature fireplace with a wooden surround and a stone hearth, radiator, carpet, opening to:

Dining Area:
Smooth coved ceiling with a ceiling rose, double-glazed bay window to the rear with a set of double-glazed French doors to the rear leading out to the garden, wall-mounted Ideal Logic Plus combination boiler, breakfast bar area, carpet, opening to:

Kitchen
10'2" x 7'9"
Smooth ceiling, double-glazed window to the rear overlooking the garden. Modern shaker-style kitchen comprising of; wall and base-level units with a roll-edge laminate worktop, stainless steel sink and drainer with a chrome mixer tap, space for a washing machine, integrated oven and grill with a four-ring electric hob, extractor fan over and a glass splashback, tiled splashbacks, tiled flooring.

First Floor Landing
Smooth ceiling, carpet, door to:

Bedroom One
15'2" x 11'7"
Smooth coved ceiling with a ceiling rose, double-glazed bay window to the front, radiator, carpet.

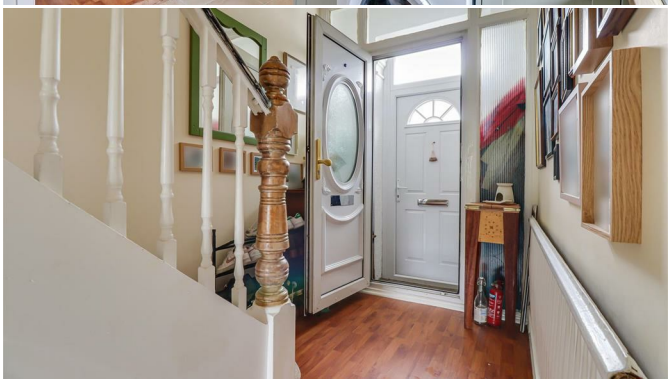
Bedroom Two
13'10" x 10'9"
Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

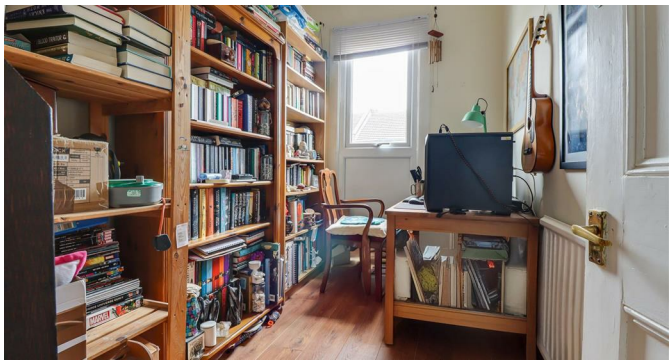
Bedroom Three
9'9" x 6'0"
Smooth ceiling with a pendant light, double-glazed window to the front, radiator, laminate flooring.

Family Bathroom
10'2" x 6'11"
Obscured double-glazed window to the rear, built-in storage cupboard, corner bath with a rainfall head and a shower hose, low-level WC, pedestal wash basin, radiator, part tiled walls, lino flooring.

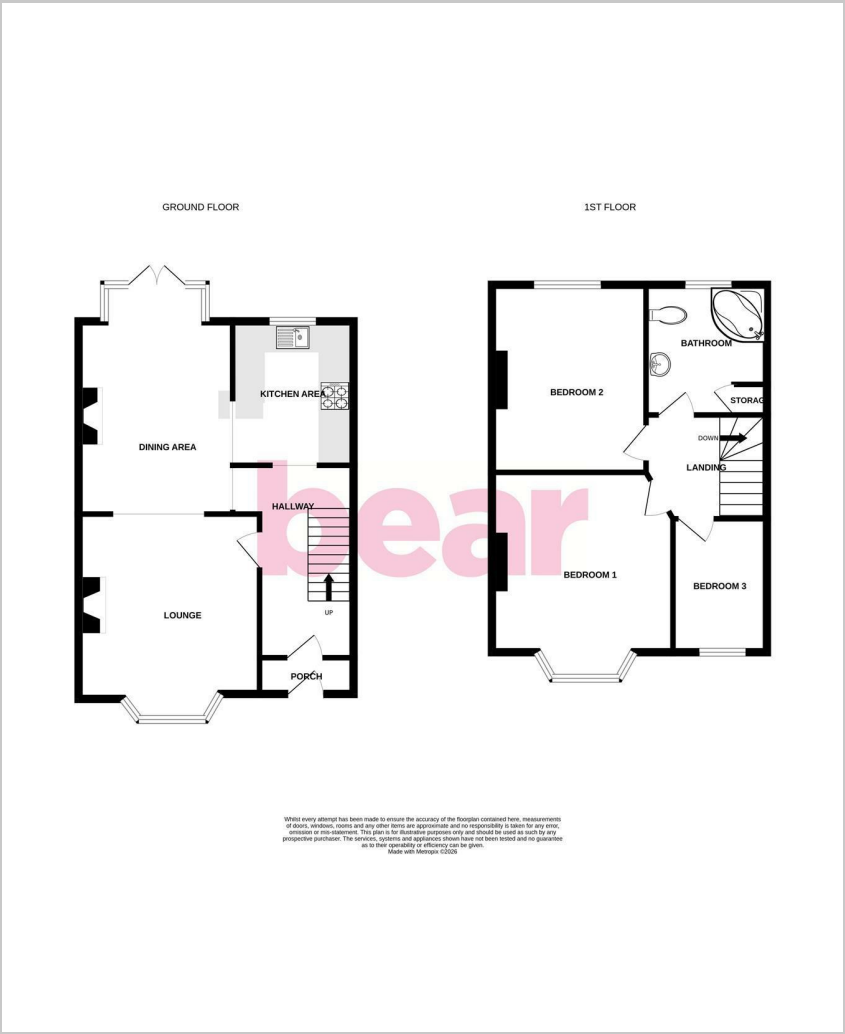
Rear Garden
Commences a paved patio area with the remainder laid to lawn, fencing to either side and rear for privacy, mature tree borders, outside lighting, outside tap, side access back to the front garden.

Agents Notes:
The loft is part boarded and insulated.
Council tax band: C

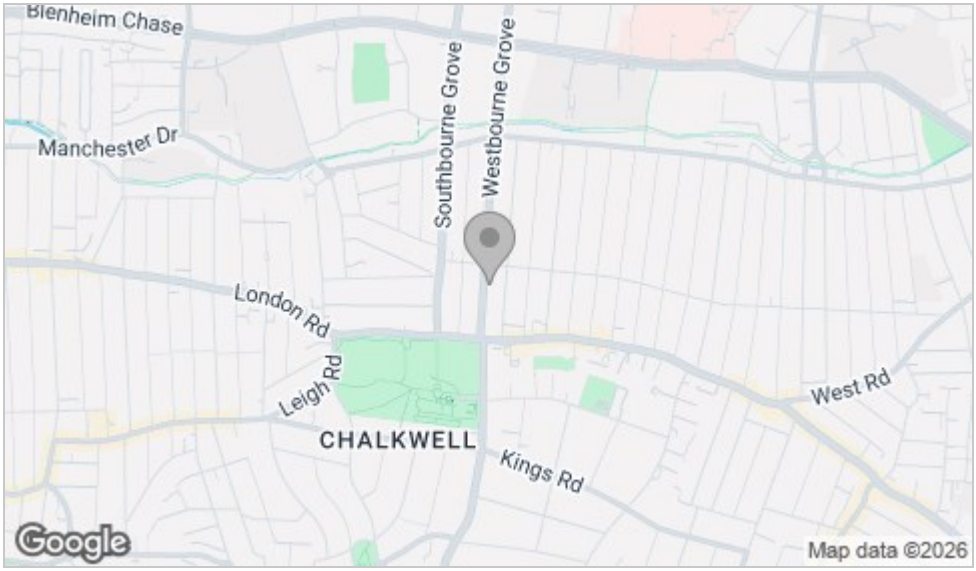




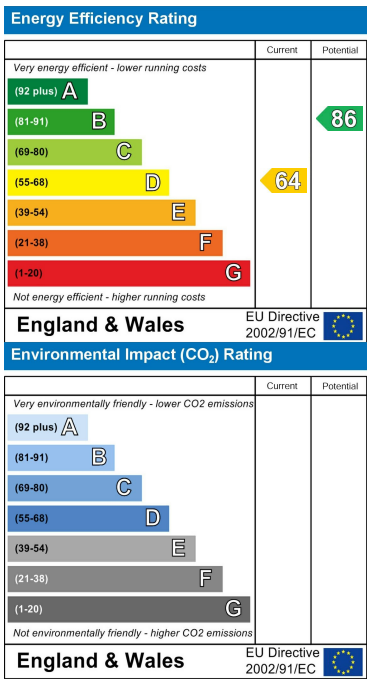
Floor Plan



Area Map



Energy Efficiency Graph



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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