



* £310,000 - £330,000 * LARGE GARDEN * WALK TO BOTH TRAIN LINES TO LONDON * BEAUTIFUL CONTEMPORARY DECOR THROUGHOUT * SPACIOUS AND BRIGHT RECEPTION ROOMS * DOUBLE BEDROOMS * This stunning Victorian home has tonnes of period character throughout, with two spacious reception rooms, a separate kitchen, large garden, two double bedrooms with built-in wardrobes, a renovated bathroom suite and tonnes of storage upstairs and down. The home has gas central heating and double glazing, is only a walk to both train lines servicing London, sits in the Westborough School and Chase High School catchment areas and has amenities and bus links very close by. This stylish house would make a great starter home and is in perfect location for commuters and families. An internal viewing is highly recommended to see all this home has to offer!

- Contemporary interiors
- Beautiful Victorian character house
- Bay-fronted lounge and a spacious dining room
- Two bright double bedrooms
- Double glazing and gas central heating
- Renovated bathroom suite
- Walk to both Fenchurch St. and Liverpool St. train lines
- Large garden
- Ample built-in storage throughout
- Feature fireplaces in all main rooms

Shakespeare Drive

Westcliff-on-Sea

£310,000

Price Guide



Shakespeare Drive



Frontage

Brick built garden wall with planting for privacy from road, wrought iron gate with quarry tile path leading a wooden and glazed front door under an overhanging front porch.

Entrance Hall

Original cornice and decorative archway, radiator, skirting, carpeted staircase rising to first floor landing and wood effect laminate flooring.

Front Lounge

13'5" x 10'5"

Double glazed bay-fronted window with bespoke shutter blinds, fireplace with granite hearth, bespoke alcove storage units and shelving, cornice and ceiling rose, picture rail, radiator, skirting and wood effect laminate flooring.

Dining Room

11'5" x 11'0"

Double glazed window to rear aspect, feature fireplace with decorative wooden surround, bespoke alcove storage unit and shelving, understairs storage cupboard, radiator, picture rail, dado rail, skirting and wood effect laminate flooring.

Kitchen

9'1" x 8'11"

Double glazed window to rear aspect overlooking the garden and a double glazed side door for garden access, shaker style kitchen units both wall mounted and base level comprising; ceramic sink and drainer with traditional chrome mixer tap, marble effect worktops with tiled splashback, five ring burner

Siemens gas hob with extractor hood over, integrated Siemens oven, boiler cupboard, space for fridge/freezer, space for washer/dryer, skirting and tiled flooring.

First Floor Landing

Loft access, original decorative archway, potential desk area, skirting, carpet.

Master Bedroom

13'3" x 11'5"

Two double glazed windows to front aspect, two built-in floor to ceiling wardrobes, feature fireplace, two radiators, coving, skirting and wood effect laminate flooring.

Second Bedroom

11'6" x 8'7"

Double glazed window to rear aspect, original wardrobe, feature fireplace, radiator, coving, skirting and wood effect laminate flooring.

Bathroom

9'3" x 6'0"

Obscured double glazed window to rear aspect, tiled bath area with; bathtub, drencher head, secondary shower attachment and brass taps. Vanity unit with countertop wash basin, a tiled splashback and brass mixer tap, brass towel radiator, coving, tiled flooring.

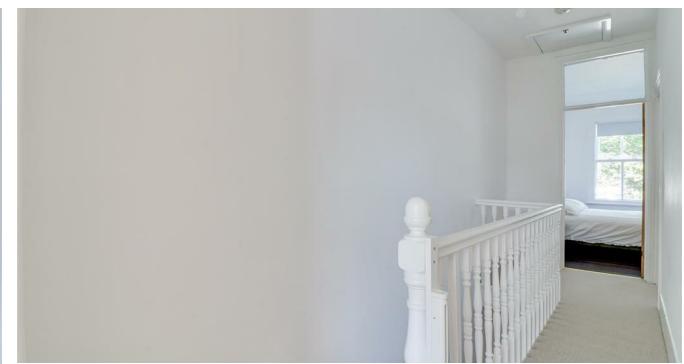
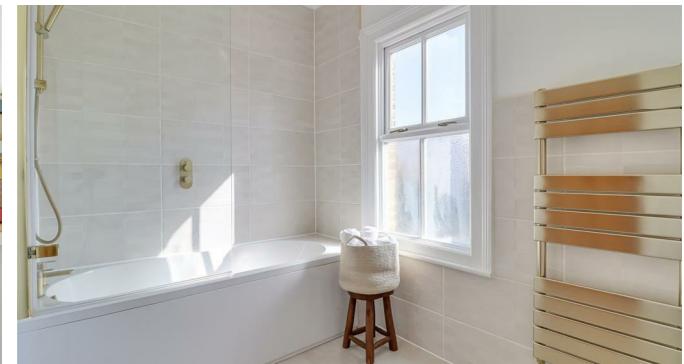
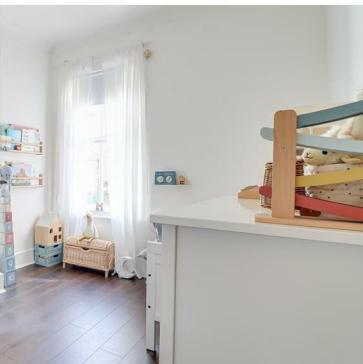
W/C

4'4" x 2'6"

Located on the first floor, double glazed window to side aspect, low-level w/c, coving, tiled flooring.

Garden

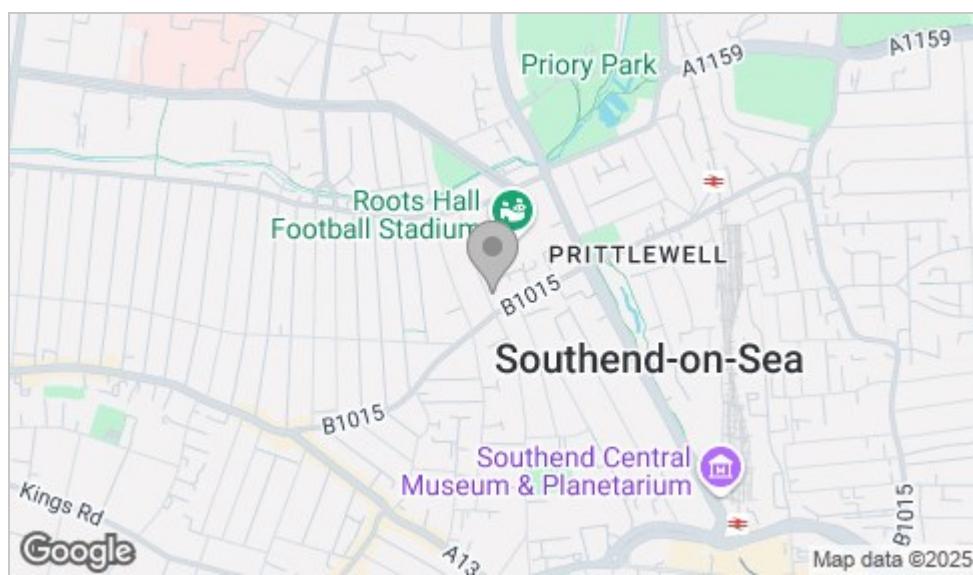
Commences with a decked seating area as well as a paved patio with planting borders, fencing and the rest of the garden laid to lawn.



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

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	