



Guide Price £375,000 - £400,000 \* AMPLE PARKING \* WEST FACING GARDEN \* WALK TO BOTH TRAIN LINES FOR LONDON COMMUTERS \* HOME OFFICE/FOURTH EN-SUITE BEDROOM \* QUALITY KITCHEN WITH UPGRADED FRIDGE FREEZER AND HOB \* REPAINTED AND RECARPETED THROUGHOUT \* OAK DECKING \* This four bedroom family home has a modern finish throughout and bright, spacious living accommodation. Downstairs, you will find a quality fitted kitchen with quartz worktops, a lounge-diner with french doors leading out onto the sunny west facing garden, downstairs w/c and a utility cupboard. On the upper floors, you will find a three-piece family bathroom and four great-sized bedrooms, two of which with built-in wardrobes and the top floor having its' own en-suite. Externally, there is ample parking and the location is perfect for London commuters, hospital workers and grammar school students. There are amenities and bus links on the doorstep and for school catchment areas, Earls Hall and Chase High are options. The high level of finish in this home and how especially quiet the side road is, make this a must-view!

- Ample parking
- Peaceful development on a quiet side road
- Two bathrooms and a downstairs W/C
- Great-sized bedrooms
- Quality fitted kitchen with quartz worktops
- West facing garden
- Open-plan living
- Walk to Southend University Hospital and grammar schools
- Accommodation spread over three floors
- Short walk to both train lines servicing London

## Brookside Crescent

Westcliff-on-sea

**£375,000**

Price Guide





# Brookside Crescent



## Frontage/Parking

Ample off-street parking on block paved driveway, planting border, pathway leading to an overhanging front porch with an obscured double glazed composite front door leading to:

## Entrance Hallway

Newly carpeted staircase rising to first floor landing with storage area underneath, large storage/utilities cupboard, radiator, skirting and wood effect laminate flooring

## Utilities Cupboard

Fuse board, space for washer/dryer, skirting, wood effect laminate flooring.

## Kitchen

11'9" x 8'0"

UPVC double glazed window to front aspect. Modern matt kitchen units both wall-mounted and base level comprising; inset sink and chrome mixer tap set into quartz worktops with routed drainer and a mirrored splashback, integrated dishwasher, hidden boiler cupboard with combination boiler, newly installed Bosch four ring burner induction hob with hidden extractor over, integrated Siemens oven, newly installed and integrated Bosch fridge/freezer, LED spotlighting, skirting and wood effect laminate flooring, opening through to:

## Lounge-Diner

15'10" x 15'5"

UPVC double glazed French doors and sidelights for direct access to private garden, two radiators, skirting, wood effect laminate flooring.

## Downstairs W/C

Obscured UPVC double glazed window to front aspect, low-level w/c, corner wall-mounted wash basin with tiled splashback and chrome mixer tap, radiator, extractor fan, LED spotlighting, skirting, tiled flooring.

## First Floor Landing

Newly carpeted flooring with staircase rising to second floor, skirting, doors to all rooms.

## Three-Piece Family Bathroom

8'0" x 5'10"

Tiled bath area with chrome mixer tap and shower attachment, wall-mounted wash basin with chrome mixer tap and tiled splashback, w/c with hidden cistern, chrome towel radiator, extractor fan, LED spotlighting, tiled flooring.

## Master Bedroom

15'3" x 8'6"

UPVC double glazed French doors and sidelights for Juliet balcony access, large set of fitted wardrobes, radiator, skirting, newly fitted carpet.

## Bedroom Three

13'5" x 7'11"

UPVC double glazed window to front aspect, radiator, skirting, newly fitted carpet.

## Bedroom Four

8'11" x 7'3"

UPVC double glazed window to front aspect, radiator, skirting, newly fitted carpet.

## Bedroom Two/Home Office

13'5" x 13'1"

UPVC double glazed window to front aspect, fitted wardrobe, access to en-suite, eaves storage, two radiators, skirting, newly fitted carpet.

## En-suite

8'0" x 6'1"

UPVC double glazed Velux window, tiled corner shower cubicle with drencher head and secondary shower attachment, wall-mounted wash basin with tiled splashback and chrome mixer tap, w/c with hidden cistern, extractor fan, LED spotlighting, chrome towel radiator, skirting and tiled flooring.

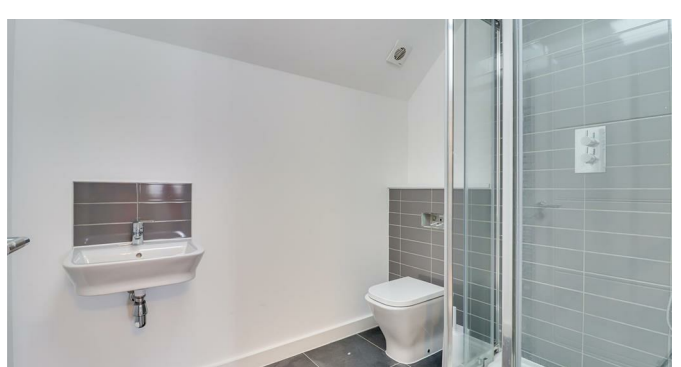
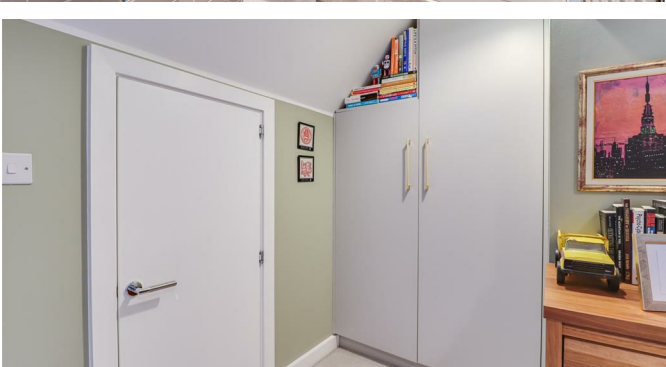
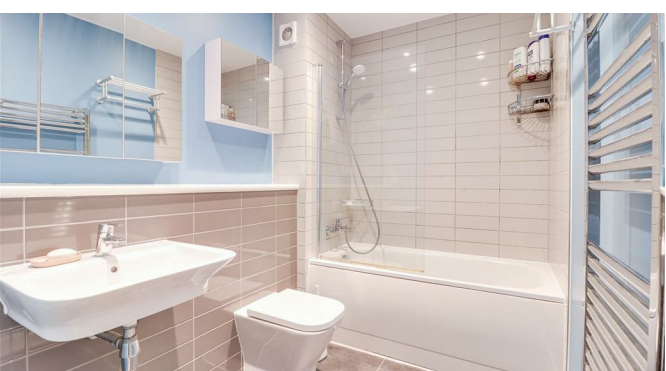
## Second Floor Landing

Two eaves storage cupboards, radiator, skirting, newly fitted carpet.

## West Facing Rear Garden

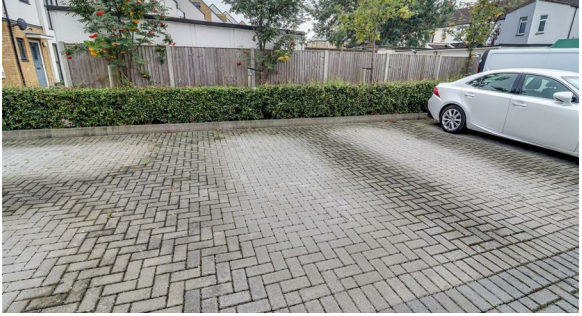
Solid oak decked seating area, raised sleeper flowerbed to rear, mature planting borders, fenced all around with large lawn area and high levels of privacy due to planting. Shed to remain.



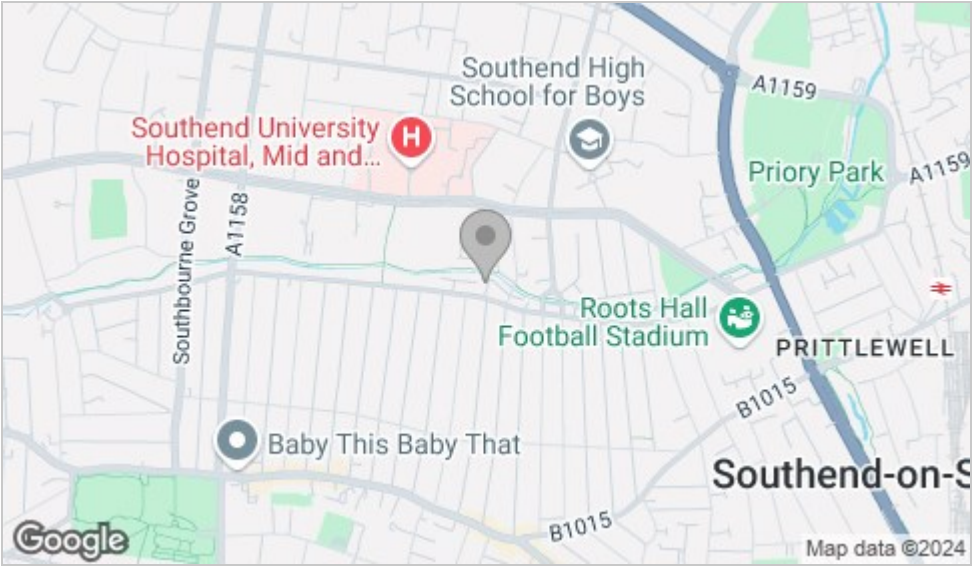




# Floor Plan



# 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

