



\* £280,000 - £300,000 \* WEST-FACING GARDEN \* CAN EASILY CREATE THREE BEDROOMS \* WALK TO PRITTLEWELL STATION \* MODERN KITCHEN AND BATHROOM \* This stunning two/three bedroom house is nearby to Prittlewell Station and a range of amenities as well as having a sunny west-facing garden. The accommodation is comprised of; a pretty Victorian frontage with porch, a bay fronted lounge which is open to the rear dining room, a modern fitted kitchen with integrated appliances, a conservatory, modern three-piece bathroom and two double bedrooms on the first floor with storage as well as a rear room, which could be made into an actual third bedroom with a small amendment. There are amenities and bus links around the corner and the station isn't far, as well as the grammar schools and Southend University Hospital. This home is immaculately well presented and would make a perfect first-time buy - viewings are available now!

- Beautiful west-facing garden
- Potentially three spacious bedrooms
- Lounge and dining areas
- Walk to Prittlewell Station for London commuters
- Perfect first home or investment
- Immaculately well presented home inside and out
- Built-in storage throughout
- Modern fitted kitchen with attached conservatory
- Close proximity to the grammar schools and hospital
- Amenities and bus links around the corner

## North Road

Westcliff-On-Sea

**£280,000**

Price Guide





# North Road



## Frontage

Attractive Victorian frontage with garden wall, swing gate, hedging for privacy from roadside and a paved pathway leading to UPVC obscured double glazed front door.

## Front Porch

Small front porch with lino flooring and a composite and obscured double glazed front door leading to:

## Lounge-Diner

27'8"×12'2"

A deep open-plan room with a UPVC double glazed bay fronted window and UPVC double glazed rear window, two radiators, feature fireplace, staircase with carpet runner rising to first floor landing and a storage cupboard underneath, plate rail, skirting and carpet.

## Kitchen

10'5"×7'2"

UPVC double glazed rear door and window, renovated kitchen with white gloss wall mounted and base level units comprising; integrated fridge/freezer, four ring burner gas hob with stainless steel extractor hood over and an integrated oven, stainless steel sink with drainer and chrome mixer tap, integrated dishwasher, integrated washing machine, pan drawers, wall mounted Worcester boiler, skirting and vinyl tile flooring.

## Conservatory

Window and door to rear aspect for access to garden, wall lighting, power, vinyl tile flooring.

## Three-Piece Bathroom

UPVC double glazed rear windows, WC, vanity

unit with wash basin and chrome mixer tap, bath with traditional chrome mixer tap and shower over, partial wall tiling, vinyl tile flooring.

## First Floor Landing

Loft access, picture rail, skirting and carpet.

## Master Bedroom

12'2"×11'4"

Two UPVC double glaze windows to front aspect, built-in cupboard, radiator, picture rail, skirting and carpet.

## Second Bedroom

11'9"×10'10"

UPVC double glazed rear window, built-in cupboard, further doorway to the potential third bedroom, picture rail, radiator, skirting and carpet.

## Potential Third Bedroom

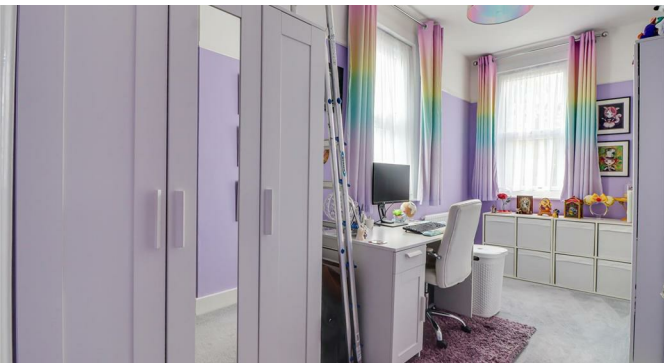
15'1"×7'3"

Dual aspect UPVC double glazed windows to rear and side, radiator, picture rail, skirting and carpet.

## West-Facing Garden

Commences with a hardstanding patio area with the remainder mostly laid to lawn, beautiful mature planting borders, fencing and a shed to remain with power.

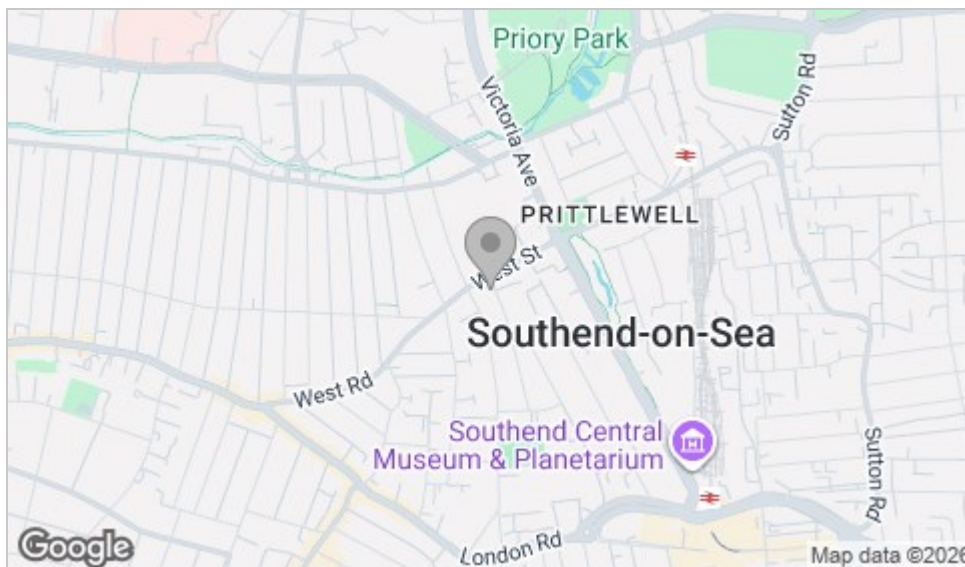




## Floor Plan



## 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

