



** OVER 1300 SQUARE FEET - GUIDE PRICE £425,000-£425,000 ** Bear Estate Agents are exited to offer for sale an incredibly spacious four bedroom semi-detached house built in 2023 and offering no onward chain. The property offers versatile living spaces including four good size bedrooms, en suite to the principal suite, luxury kitchen/diner and a utility room. There is a generous size garden and links to London Fenchurch Street & Liverpool Street lines are also with 1 mile.

- 2023 New Build
- Semi-Detached Family Home
- Accommodation Over Three Floors
- Solar Panels
- Lounge and a Large Kitchen with Integrated Appliances
- Utility Room
- Ground Floor WC and En-Suite to the Master Bedroom
- Well Landscaped Garden
- Paved Frontage
- Double Glazing and Gas Central Heating

Westcliff Park Drive

Westcliff-on-Sea

£425,000

Price Guide



Westcliff Park Drive



Bear Estate Agents are proud to offer with no onward chain this deceptively spacious 2023 new build. This semi-detached family home is located in the heart of Westcliff-on-Sea to provide convenient access to London Road, bus connections and the train station. Within close proximity, you will find a range of local amenities, along with well-regarded schools, excellent grammar schools, Southend Hospital and parks.

The property is perfect for someone looking to add their personal touch to their home. Inside, you will find the accommodation spread over three floor to maximise the space within. To the ground floor, you will find a generous lounge, a stunning kitchen with an integrated fridge/freezer and dishwasher, a utility room and a WC. The flooring being a very high quality Luvanto Vinyl. There are three bedrooms located on the first floor, along with a three piece family bathroom, whilst the top floor offers another bedroom that boasts an en-suite shower room and a large storage cupboard. Externally, the rear presents a beautifully landscaped rear garden. The property further benefits from having solar panels.

Front Garden

Paved with door to:

Entrance Hall

Inset spotlights, radiator, Luvanto Vinyl flooring, stairs to the first floor and doors to:

Lounge

12'1 x 10'5

Inset spotlights, double glazed window to the front aspect, radiator and parquet flooring.

Kitchen

15'4 x 13'8

Inset spotlights, double glazed windows to the rear aspect, double glazed French doors opening onto the garden, range of wall and base level units with quartz work tops, inset sink with a mixer tap, integrated oven and microwave, integrated AUG hob with an extractor fan above, integrated fridge/freezer, integrated dishwasher, radiator and quality Luvanto flooring.

Utility Room

10'3 x 5'7

Inset spotlights, range of base and wall level units with laminate worktops, inset stainless steel sink with a drainer and mixer tap, space for appliances.

WC

Inset spotlights, vanity unit with an inset sink and mixer tap, WC, wall-mounted chrome heated towel rail, LED mirror and parquet flooring.

First Floor Landing

Inset spotlights, carpeted floors and doors to:

Bedroom Two

15'5 x 13'9

Inset spotlights and pendant light, double glazed windows to the front aspect, radiator and carpeted floors.

Bedroom Three

9'7 x 8'0

Pendant light, double glazed windows to the rear aspect, radiator and carpeted floors.

Bedroom Four

10'2 x 9'4

Pendant light, double glazed window to the rear aspect, radiator and carpeted floors.

Bathroom

Inset spotlights, part tiled walls, panelled bath with a rainfall shower above and handheld shower attachment, vanity sink with a mixer tap, WC, wall-mounted chrome heated towel rail, LED mirror and tiled floors.

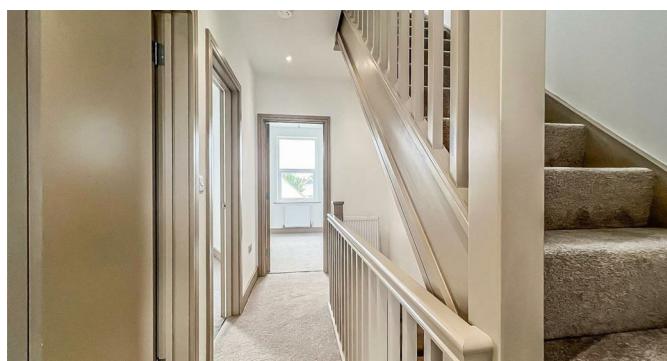
Landing

Inset spotlights, carpeted floors and doors to:

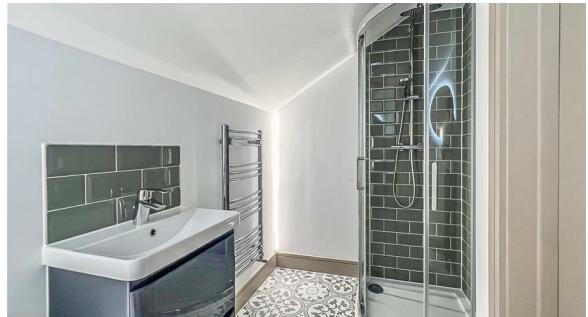
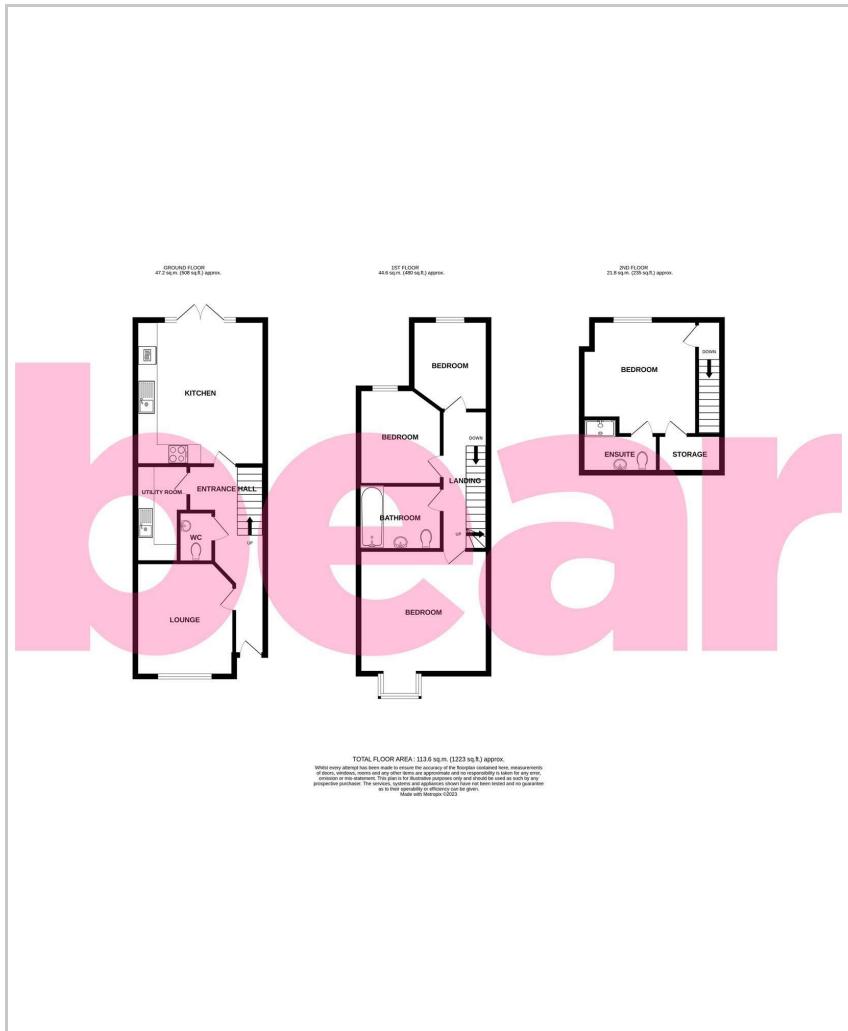
Bedroom One

12'2 x 12'2

Inset spotlights, double glazed windows to the rear aspect, radiator, carpeted floors and doors to:



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	93
(81-91)	B		
(69-80)	C		
	D		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

EU Directive 2002/91/EC

England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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