



# FOR SALE

**Northview Drive,  
Westcliff-On-Sea SS0 9NB**

Offers In Excess Of £365,000 Freehold Council Tax Band - B

958.00 sq ft

- Three Bedroom Semi-Detached House
- Charming Country Style Kitchen/Diner
- Beautifully Lit Sunroom Currently Being Used As A Utility Space And Relaxing Area
- Elegant Switchback Staircase With Plush Carpets And High Ceilings
- Modern Family Bathroom
- Off-Street Parking
- Landscaped Rear Garden
- Prime Location In Westcliff
- Very Well Presented
- Close To Amenities, Schools, Parks, And Transport Links

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Beautifully presented throughout, this spacious home features a bright lounge with large windows, a country-style kitchen/breakfast room with space for a four-seater table, and a versatile sunroom ideal for relaxing or working from home.

Upstairs offers three bedrooms, perfect for a growing family and a modern family bathroom in which you'll enjoy relaxing in. The rear garden, having been recently landscaped with paved areas for seating and a lawn - a wonderful space for entertaining and for your children to play.

If you are fed up of having to worry about parking at your current home, you'll be pleased to hear that this property has a driveway, making parking your car here stress free.

Ideally located close to schools, shops, Chalkwell Park, and transport links—great for families and commuters alike.

### Measurements

5'1" (1.57)  
Entrance Hallway  
5'5 x 7'6 (1.66m x 2.30m)  
Lounge  
12'11 x 13'10 (3.95m x 4.23m)  
Kitchen/Breakfast Room  
12'5" x 14'2" (3.79m x 4.34m)  
Sun Room  
10'0" x 11'10" (3.05m x 3.61m)  
Bedroom 1  
14'2" x 10'6" (4.32m x 3.21m)  
Bedroom 2  
9'1" x 8'9" x 7'7" (2.78m x 2.69m x 2.32m)  
Bedroom 3  
5'11" x 6'7" (1.82m x 2.03m)  
Bathroom  
7'4" x 5'1" (2.26m x 1.57m)

### Ground Floor

You step into the entrance hall, thoughtfully designed with ample space for designing an area for coats and shoes, helping to keep the home organised. On your right, the bright and spacious lounge is flooded with natural light through large windows, creating a welcoming area to relax or entertain. At the heart of the home is a charming country-style kitchen with built in dishwasher and pull out pantry cupboards offering plenty of storage, and breakfast area, complete with space for a four-seater table - perfect for family meals or social gatherings. To the rear of the property, a beautifully multi-functional lit sunroom provides a flexible additional living area and has plumbing and space for a washing machine and dryer and currently being used as a utility room.

### First Floor

A beautiful switchback staircase and landing with plush carpets and high ceilings makes entering the upper floor feel grand. Bedroom 1 offers space

and opportunity for built in wardrobes with plenty of room to spare. Bedroom 2 and 3 are ideal for your young ones to have their own room and privacy. The family bathroom comprises a 3 piece suite, with modern finishes.

### Exterior

The rear garden has recently been landscaped, with paved sections and levels, ideal for outdoor furniture and an area to entertain during family gatherings. With the remainder of the garden laid to lawn, it makes a fun space for your children to play and engage in outdoor activities. The property features a driveway out the front, with space for your car, it makes parking here stress free.

### Location

Being in the heart of Westcliff, you are close to a whole host of amenities including shops, restaurants and even the tranquil Chalkwell Park. You can take your children and dog to let off some steam and enjoy the park's playground areas, or take a picnic for a relaxing summer lunch. Here you are also within close distance to both the infant and secondary school in catchment, making school runs that little bit easier! With several train stations just a short drive away, this home is also suitable for people commuting into the city.

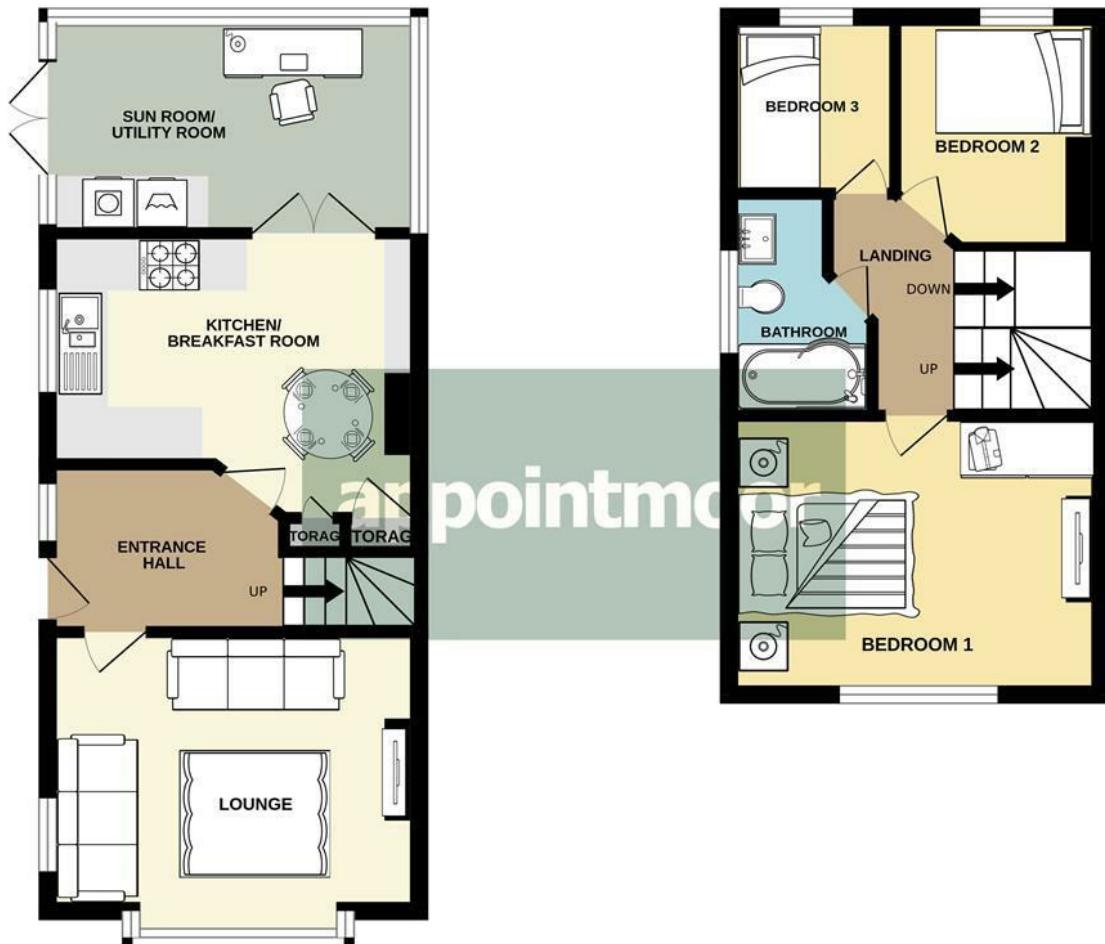
### School Catchments

The Westborough School  
Chase High School

### Tenure

Freehold.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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