



FOR SALE

**Elderton Road,
Westcliff-On-Sea SS0 8AG**

Guide Price £650,000 Freehold Council Tax Band - D

- Stunning Four Bedroom Semi Detached Family Home
- Beautifully Rennovated Throughout
- Three Reception Rooms
- Impressive Fitted Kitchen/Diner With Integrated NEFF Appliances
- West Facing Rear Garden
- Driveway With Space For Two Vehicles
- Walking Distance To Westcliff Station
- Ample Loft Space With Potential To Extend STPP
- No Onward Chain
- Catchment Area For Good Schools

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

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Description

****NO ONWARD CHAIN**GUIDE PRICE £650,000 - £675,000****

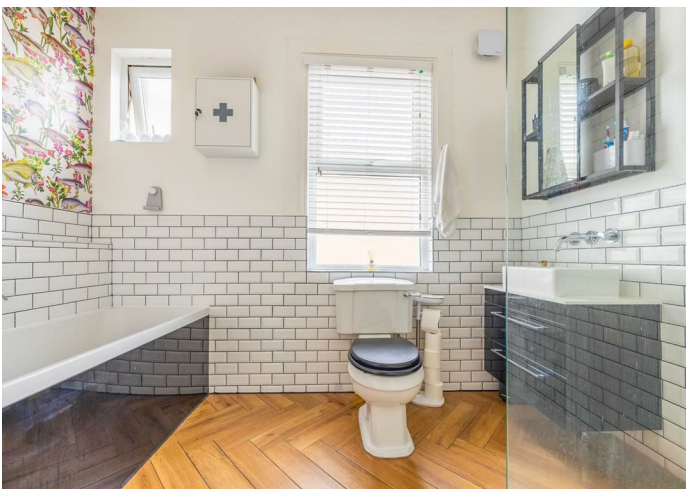
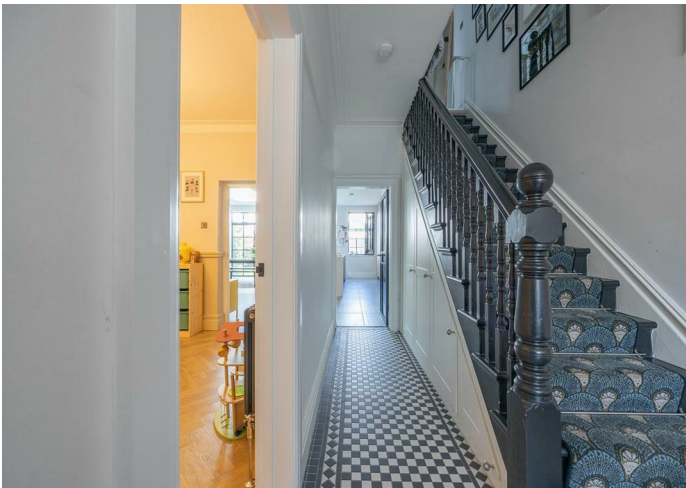
Welcome to Elderton Road Westcliff-On-Sea, this semi-detached house is a one of a kind waiting to be discovered. Boasting three reception rooms and four bedrooms spread across a generous 1,614 sq ft, this property offers ample space for a growing family.

Step inside to be greeted by a grand entrance hall and beautifully renovated interior that will take your breath away. The cosy lounge is perfect for relaxing evenings, while the gorgeous fitted kitchen, complete with top-of-the-line NEFF appliances, is a dream for any aspiring chef. The spacious playroom is ideal for children to play and let their imagination run wild. Upstairs, you'll find four fantastically sized bedrooms, providing comfort and privacy for the whole family.

Conveniently located close to local amenities and just a short stroll away from Westcliff On Sea station, this property offers both comfort and convenience. With parking space for two vehicles, you'll never have to worry about finding a spot after a long day.

This house is perfect for those looking to move in without the hassle of renovations - simply unpack and start enjoying your new home. Don't miss out on the opportunity to make this stunning property your own and create lasting memories with your loved ones.





Entrance Hall

25'9 x 6'1 (7.85m x 1.85m)

Single glazed obscure glass wooden door, grand entrance hall with tiled flooring, radiator, stairs leading to first floor, under stair storage cupboards, cornice coving to ceiling, ceiling rose, picture rail, pendant lighting.

Lounge

15'9 x 13'4 (4.80m x 4.06m)

Carpet flooring with fitted plantation shutters, radiator, double glazed bay window to front aspect, feature fireplace with inset log burner, coved cornice to ceiling, ceiling rose, picture rail, pendant lighting.

Open Plan Kitchen/Diner

27'9 x 19'5 (8.46m x 5.92m)

Porcelain tiled flooring, radiator, radiator, double glazed windows to rear aspect, double glazed French doors to rear aspect, additional double glazed bi-fold window to rear, base and wall units, Quarts worksurface incorporating sink with Quooker tap, integrated NEFF fridge and separate NEFF freezer, integrated NEFF oven with integrated matching microwave, integrated sweep and vac installed under kitchen units, central island with Quartz worksurface, built in hob with extractor integrated, feature roof lantern, pendant lighting.

Utility Room

5'8 x 2'6 (1.73m x 0.76m)

Porcelain tiled flooring, space and plumbing for washing machine/tumble dryer, inset sink unit with mixer tap and storage cupboard underneath, spotlight lighting.

Downstairs W/C

6'2 x 3'5 (1.88m x 1.04m)

Tiled flooring, low level W/C, hand basin with mixer tap, spotlight lighting.

Playroom

13'4 x 12'0 (4.06m x 3.66m)

Amtico wood flooring, radiator, feature fireplace, alcove storage cupboards with shelving above, cornice to ceiling, dado rail, ceiling rose, pendant lighting.

Landing

26'5 x 6'2 (8.05m x 1.88m)

Carpet flooring, radiator, loft access, fitted storage cupboard, picture rail, pendant lighting.

Bedroom 1

15'7 x 13'3 (4.75m x 4.04m)

Carpet flooring, radiator, double glazed window with fitted plantation shutters, pendant lighting.

Bedroom 2

13'3 x 12'1 (4.04m x 3.68m)

Carpet flooring, radiator, double glazed window to rear aspect, dado rail, pendant lighting.

Bedroom 3

12'0 x 11'0 (3.66m x 3.35m)

Carpet flooring, radiator, double glazed window to front aspect, ceiling mounted lighting.

Bathroom

9'7 x 8'9 (2.92m x 2.67m)

Herringbone wooden flooring, heated towel rail, double glazed obscure window to side aspect, bath with mixer tap, hand basin with storage under, W/C, walk in shower cubicle, partially tiled walls, spotlight lighting.

Bedroom 4

8'11 x 6'2 (2.72m x 1.88m)

Carpet flooring, radiator, double glazed window to front aspect with bespoke fitted plantation shutters, dado rail, ceiling mounted lighting.

Rear Garden

West facing rear garden, paved patio area, laid lawn, outside water tap, side access.

Front Of Property & Parking

Block paved driveway with space for off street parking.

School Catchments

Milton Hall Primary School and Nursery

0.43 miles

St Bernard's High School

0.52 miles

Southend High School for Boys

0.79 miles





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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		83
(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

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