



established 1919



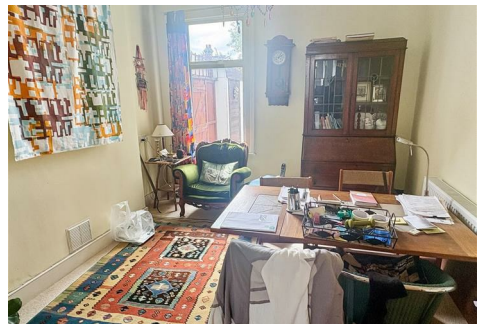
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**10 Windsor Road, Westcliff On Sea, SS0 7DF**

**£360,000**

We are favoured with instructions to offer for sale this spacious semi-detached family home, situated in a popular Westcliff location and offered with no onward chain. The property benefits from a generous through-lounge and a roomy kitchen/diner. Further features include a convenient ground-floor WC, three well-proportioned first-floor bedrooms, and a family bathroom/WC. Externally, the property boasts a substantial driveway with stacked off-street parking for three vehicles leading to a detached garage

Pathway leading to storm porch. Hardwood front door leading to:

### Entrance Hall

Stairs to first floor, tiled effect laminated flooring, smooth plastered walls, radiator, understairs meter cupboard, radiator, doors off onto:

### Through Lounge 26'8" x 12'5" max to alcove (8.14 x 3.81 max to alcove)



Lounge area:

Double glazed bay window to front, carpeted, smooth plastered walls to coved ceiling, picture rail, ceiling rose, radiator, stove wood burner:

Dining area:

Double glazed window to rear, carpeted, smooth plastered walls to coved ceiling, ceiling rose, radiator:

### Ground floor wc

Closed coupled push button flush wc, wash hand basin, tiled effect laminate flooring, smooth plastered walls:

### Kitchen/Diner 19'5" x 10'5" (5.92 x 3.20)



Fitted with cupboard and draw base units and eye level wall cupboards with wood effect work surface and matching splash backs, built in four ring Neff induction hob, built in Neff upright oven and grill, stainless steel sink unit with single bowl, single drainer and mixer tap, recess and plumbing for washing machine and dishwasher, space for upright fridge/freezer, wall mounted boiler serving gas central heating and domestic hot water system, tiled effect laminate flooring, double glazed windows to side and rear, radiator, door to rear garden

### First floor landing

Carpeted, smooth plastered walls, radiator, access to loft, doors off onto:

### Bedroom One 12'1" x 16'7" to alcove (3.68m x 5.05m to alcove)



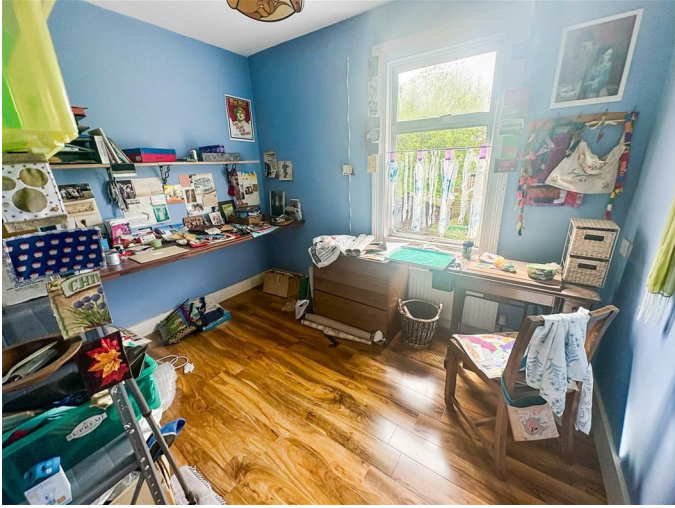
Double glazed windows to front with fitted shutters, carpeted, smooth plastered walls, radiators:

### Bedroom Two 12'0" x 10'6" to alcove (3.66 x 3.22 to alcove)



Double glazed window to rear, stripped and painted floor boards, smooth plastered walls to coved ceiling, radiator:

**Bedroom three 10'5" x 9'7" plus door recess (3.20 x 2.94 plus door recess)**



Double glazed window to rear hardwood flooring, smooth plastered walls, fitted double storage cupboard, radiator:

**Bathroom/wc 10'11" x 5'4" (3.35 x 1.65)**



White suite comprising panelled P bath with mixer tap and shower attachment and shower screen, pedestal wash hand basin with cupboards under, closed coupled push button flush wc., vinyl flooring, radiator, opaque double glazed windows to side.

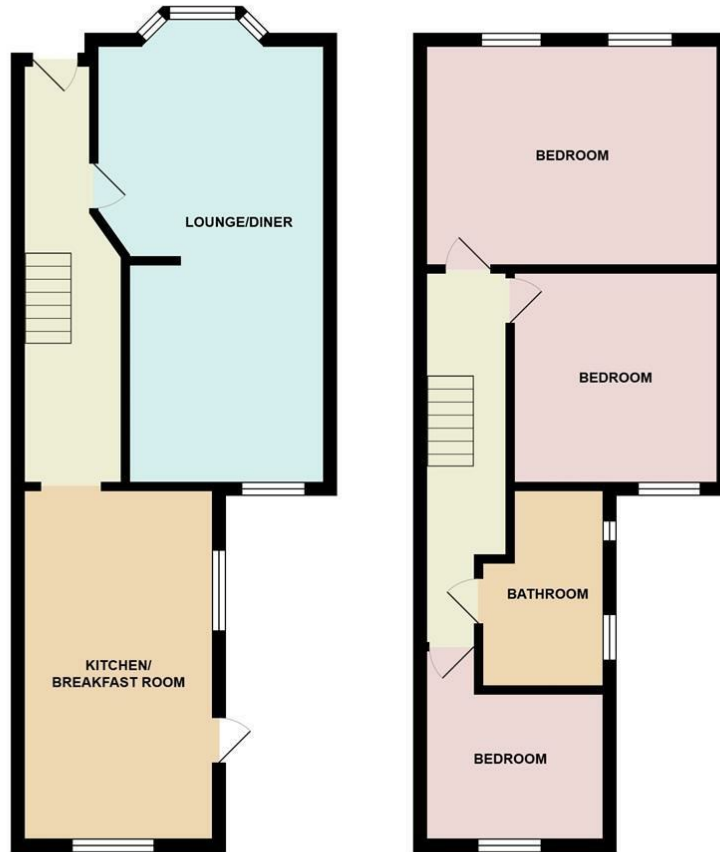
**Externally**



the front of the property has a raised flower and shrub border and own driveway and stacked parking for three vehicles leading to garage with electronic roller door, power points and lighting and

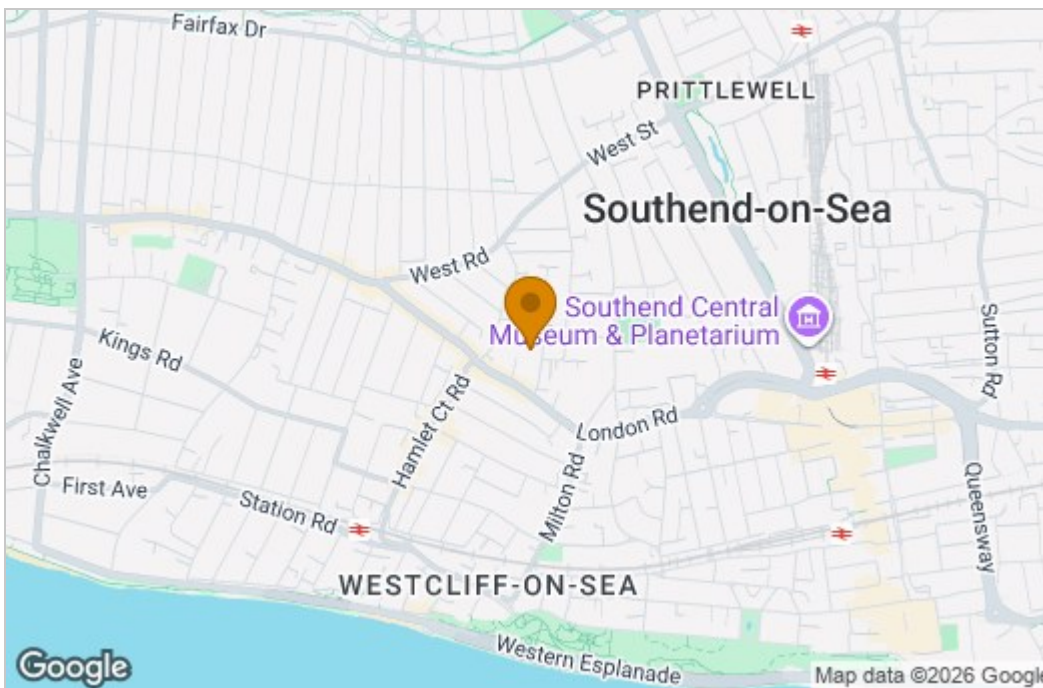
side access to the rear garden which has a patio area to the immediate rear with the remainder being mainly laid to lawn with flower and shrub borders, summer house, storage shed, fencing to boundaries.

## Floor Plan

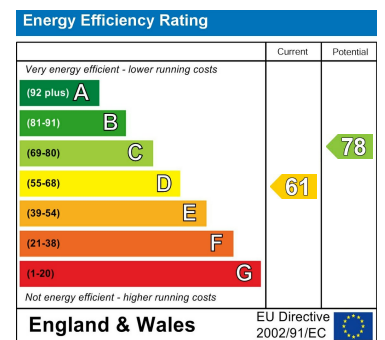


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## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.