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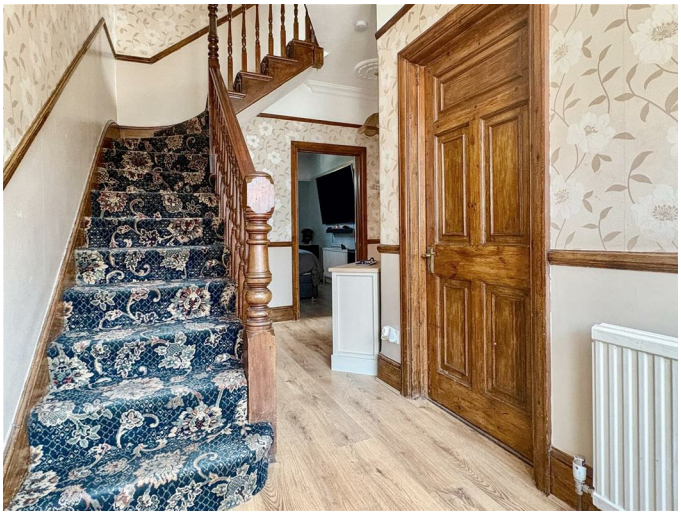



## 66 Westcliff Park Drive, Westcliff-On-Sea, SS0 9LP

**£430,000**

An opportunity has arisen to purchase this substantial four bedroom semi detached family house offering spacious accommodation throughout and having no onward chain. The ground floor offers a good size lounge and separate dining room,( currently being used as a bedroom), and there is a kitchen/breakfast room and shower room/wc. The first floor offers four bedrooms and a bathroom with separate wc. The front garden is block paved and has matching paved side access to the immediate rear with the remainder being mainly laid to lawn with summer house and spacious decked area.

## Spacious entrance hall



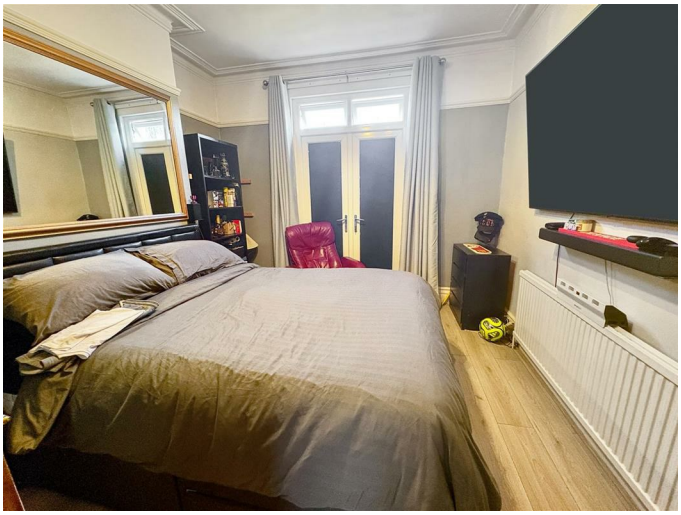
Stairs to first floor, under stairs storage/meter cupboard, radiator, coved ceiling, dado rail, picture rail, ceiling rose x2, doors off onto:

## Lounge 15'4" x 14'5" (4.68 x 4.41)



Double glazed bay window to front, mainly smooth plastered walls to coved ceiling, radiator, picture rail, ceiling rose:

## Dining room 12'3" x 11'2" (3.75 x 3.42)



Double glazed patio door leading to rear garden, smooth plastered walls to coved ceiling, radiator, picture rail, ceiling rose:

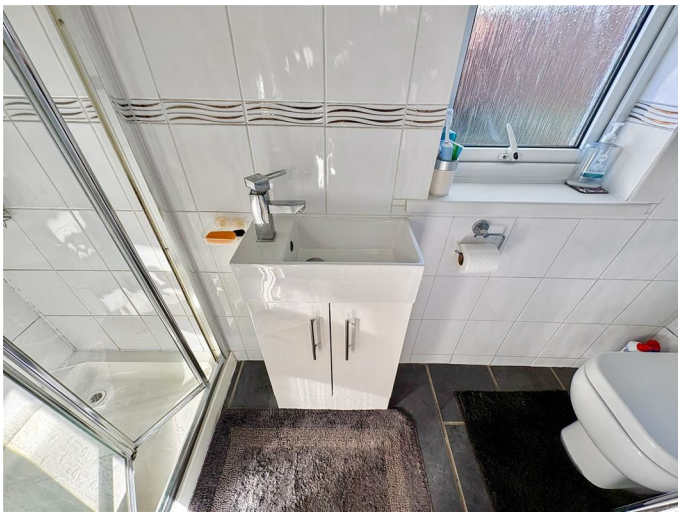
## Kitchen breakfast room 17'4"x 9'2" (5.30x 2.81)





Fitted with an ample range of cupboard and draw base units and eye level wall cupboards with rolled top work surfaces and matching splash backs, integrated four ring gas hob with extractor over, integrated upright oven and grill, recess and plumbing for washing machine and dishwasher, space for American style fridge/freezer, smooth plastered walls, tiled flooring, double glazed windows to side, double glazed door to rear garden:

## Shower room / wc



Independent tiled shower cubicle with electric

shower, closed coupled push button flush wc, wash hand basin vanity unit with cupboards under, chrome heated towel rail, tiled flooring, mainly tiled walls, opaque double glazed window to rear:

## Spacious first floor landing



Carpeted, wall papered and smooth plastered walls, access to loft, radiator, dado rail, picture rail, doors off onto:

## Bedroom one 14'10" to bay x 13'1" to alcove (4.53 to bay x 4.00 to alcove)



Double glazed bay window to front, laminate flooring mainly smooth plastered walls to coved ceiling

## Bedroom two 12'3" x 11'0" to alcove (3.75 x 3.36 to alcove)



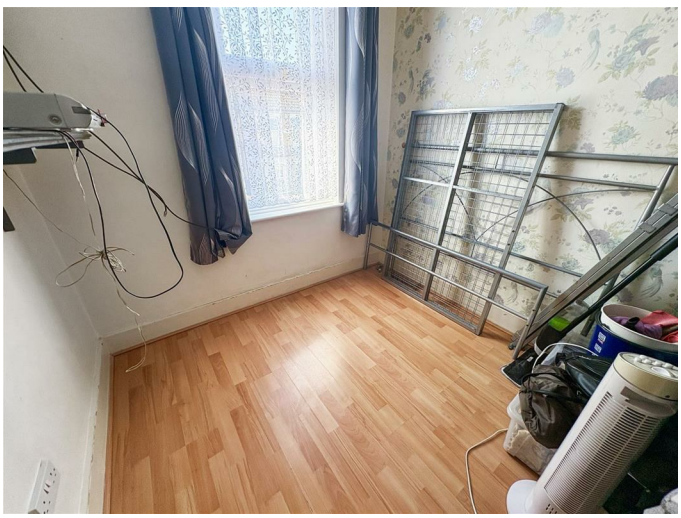
Double glazed window to rear, laminate flooring, smooth plastered walls, picture rail:

## Bedroom three 9'10" x 9'8" (3.02 x 2.96)



Double glazed window to rear, laminate flooring, wall papered walls, picture rail:

## Bedroom four 8'7" x 7'3" (2.63 x 2.22)



Double glazed window to front, laminate flooring, wall papered walls, picture rail:

## Bathroom 7'1" x 6'0" (2.16 x 1.85)



Fitted with a panelled bath with mixer tap and shower attachment, wash hand basin vanity unit with cupboards under, airing cupboard housing water tank, tiled flooring and walls:

### wc

Closed coupled push button flush wc, glazed window to side, vinyl flooring, wallpapered walls, dado rail, picture rail:

## Externally



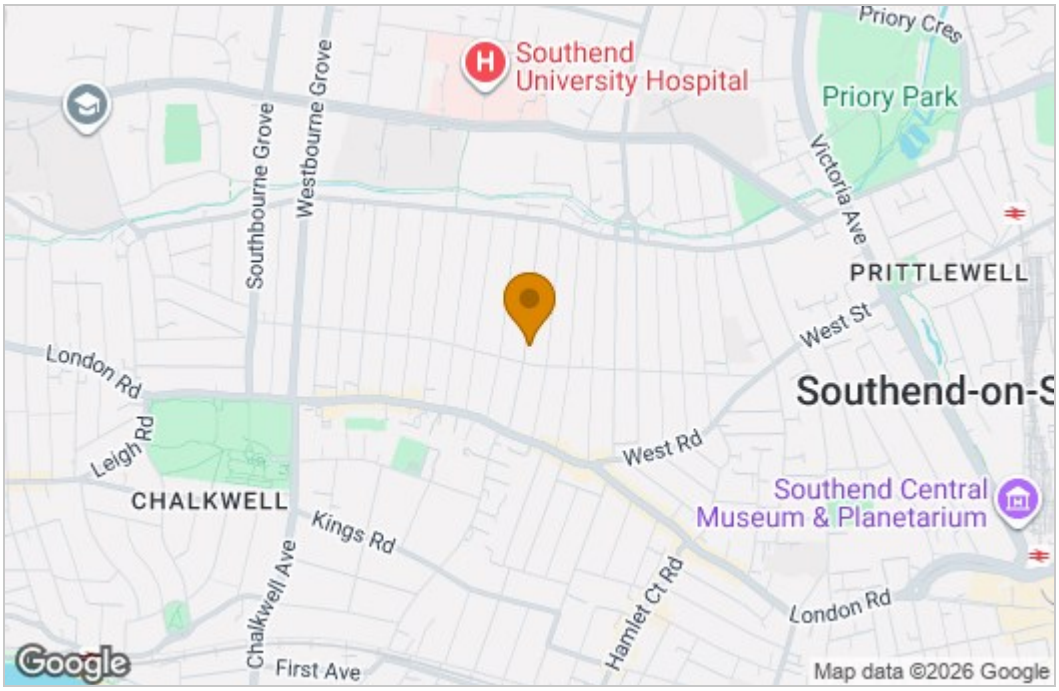
The front garden is blocked paved with brick wall and wall top wrought iron railings to front boundary with side access leading to the rear garden which has a blocked paved area to the immediate rear with the remainder being mainly laid to lawn with flower and shrub boarders and fencing to boundary's and having summer house with a substantial decking/seating area.

## Floor Plan

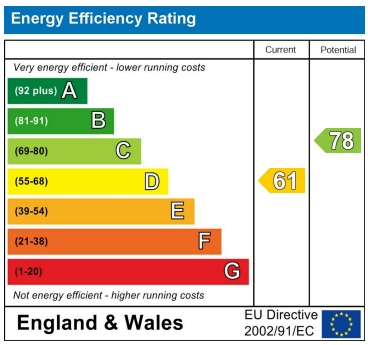



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## Area Map




## 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.



These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell