

Ground Floor



First Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Viewing

Please contact our Sales & Letting Office on 017027 10555 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			
(81-91) B			86
(69-80) C	71		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 firm's employment has the authority to make or give any representations

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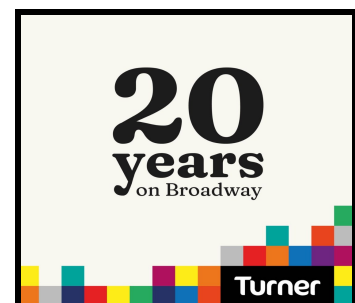


DESIRABLE SOMERSET ESTATE LOCATION  
CLOSE TO EASTWOOD ACADEMY AND WESTCLIFF  
HIGH SCHOOLS  
FOUR BEDROOMS  
GROUND FLOOR CLOAKROOM  
GOOD SIZED REAR GARDEN

EXTREMELY SPACIOUS AND EXTENDED FAMILY HOME  
WALKING DISTANCE OF SOUTHEND HOSPITAL  
HUGE KITCHEN/DINER/FAMILY ROOM  
BATHROOM AND SEPARATE SHOWER ROOM  
DRIVEWAY FOR MULTIPLE VEHICLES

**Glastonbury Chase, Westcliff On Sea,  
Essex**

**Guide Price £575,000 to £595,000**



WHAT & WHERE - LOCATED ON THE EVER POPULAR SOMERSET ESTATE, THIS SPACIOUS AND EXTENDED FOUR BEDROOM HOUSE, EPITOMISES A FAMILY HOME. WITH FOUR BEDROOMS, FAMILY BATHROOM AND SEPARATE SHOWER ROOM, IDEAL FOR THOSE WITH TEENAGERS. WITH A GARAGE CONVERSION OFFERING HOME WORKING OR A COMFY SNUG AND A WELL FITTED KITCHEN/DINER/FAMILY ROOM WITH APPLIANCES, MAKING IT A VERY SOCIABLE SPACE. NO PARKING WORRIES AS THE DRIVEWAY CAN ACCOMMODATE MULTIPLE VEHICLES

WHY - PERFECT FOR A GROWING FAMILY, BEING CLOSE TO WELL REGARDED SCHOOLS, EASTWOOD ACADEMY & WESTCLIFF HIGH SCHOOLS AND A HOST OF AMENITIES INCLUDING SHOPS AND TRANSPORT LINKS. THE PROPERTY IS WITHIN EASY WALKING DISTANCE OF SOUTHEND HOSPITAL.

 4  2  3  C Council Tax Band : D



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**Turner Sales & Lettings**



**ENTRANCE HALL**

6.27m x 1.78m reducing to 0.91m (20'7" x 5'10" reducing to 3')

**GROUND FLOOR CLOAKROOM**

1.91m x 0.79m (6'3" x 2'7")

**LOUNGE**

5.13m into bay x 3.18m (16'10" into bay x 10'5)

**KITCHEN/DINER/FAMILY ROOM**

6.88m x 4.67m reducing to 3.48m (22'7" x 15'4" reducing to 11'5")

**UTILITY ROOM**

2.21m x 2.18m (7'3 x 7'2")

**OFFICE / SNUG**

4.11m x 2.26m (13'6" x 7'5")

**LANDING**

3.51m x 3.12m (11'6" x 10'3")

**BEDROOM ONE**

3.91m x 3.12m (12'10" x 10'3")

**BEDROOM TWO**

4.17m into bay x 3.23m (13'8 into bay x 10'7")

**BEDROOM THREE**

4.47m x 2.39m (14'8" x 7'10")

**BEDROOM FOUR**

2.57m x 1.78m (8'5" x 5'10")

**BATHROOM**

1.78m x 1.45m (5'10" x 4'9")

**SEPARATE SHOWER ROOM**

1.75m x 1.65m (5'9" x 5'5")

**REAR GARDEN**

in excess of 15.24m (in excess of 50')

**LARGE DRIVEWAY TO FRONT**

**AGENTS NOTE**

\*Please note some of the images used are historical and have been included for illustration purposes only\*

