

WESTBOURNE GROVE, WESTCLIFF ON SEA  
OIEO: -£450,000 FREEHOLD

## A FOUR BEDROOM DETACHED FAMILY HOME WITH PARKING AND GARAGE

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#### DESCRIPTION:

Introducing this lovely detached 4-bedroom family home. The property boasts a bright and spacious interior, perfect for contemporary living.

Featuring a lovely garden, off-street parking, and a garage, this home offers convenience and comfort for the whole family. There is a modern kitchen, ground floor bedroom/2nd reception room and shower room. The first floor has three further bedrooms and a family bathroom.

With easy access to local amenities, schools, and transport links, this property is perfect for those seeking a peaceful yet convenient lifestyle. Don't miss the opportunity to make this house your dream home.

Contact us today to arrange a viewing and experience the charm of this property for yourself.

Accommodation: -

Entrance door to: -

Entrance hall doors to all rooms.

Front Living/Dining Room: - 25'4 x 17'5 (max) / 7.72 x 5.31 (max). A lovely size room with two large bay windows to front. Stairs to first floor. Radiators and wooden flooring. Coving to ceiling.

Kitchen: - 18' x 9' / 5.49 x 2.74. Windows to both sides and rear with door to rear. Modern fitted kitchen with range of working surfaces with base unit and matching eye level units. Tiled surrounds. Inset stainless steel sink unit. Radiator Space for kitchen appliances. Smooth plastered ceiling with inset lighting.

Utility Area: - Window to rear.

Family Room/Bedroom 4: - 12'8 x 10'3 / 3.86 x 3.12. Double opening French style doors to rear. Radiator and coving to ceiling.

Shower Room: - 6' x 5'3 / 1.83 x 1.60. Shower cubicle, low level wc and wash hand basin. Tiled floor.

First Floor: -

Bedroom 1: - 14'1 x 11'1 / 4.29 x 3.38. Windows to front and side. Coving to ceiling and radiator.

Bedroom 2: - 12'7 x 10' / 3.84 x 3.05. Window to side. Coving to ceiling and radiator.

Bathroom: - 10'3 x 9'7 / 3.12 x 2.92. Velux style window. A white bathroom suite comprising of bath with mixer taps, low level wc and wash hand basin. Heated towel rail.

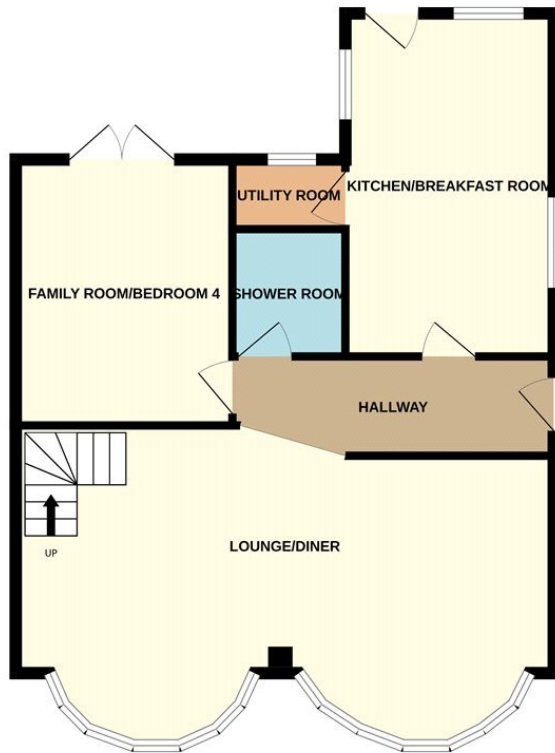
Bedroom 3: - 16'6 x 8'7 (max) / 5.03 x 2.62 (max). Two Velux style windows. Coving to ceiling and radiator.

Exterior: - A good size rear garden commencing with a decked area leading to lawn area. Two large summerhouses can be found at the end, providing further storage space. Off-street parking for two vehicles and a garage offers ample storage for bicycles or other belongings.

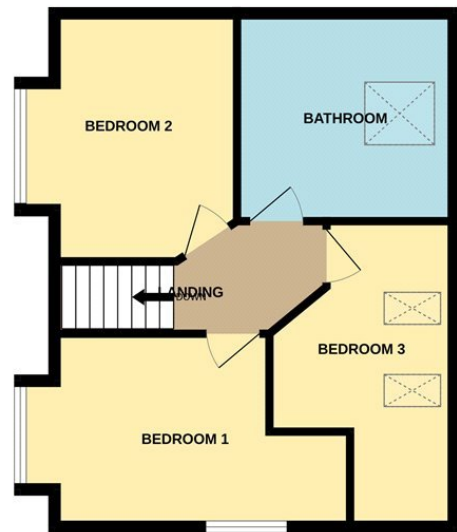




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

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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**Tenure:** Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

| Energy Efficiency Rating                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs |           |
| (92+) <b>A</b>                              |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
| 58  | 73        |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

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