



St. Georges Park Avenue, Westcliff on Sea

Guide Price: - £545,000 to £550,000 *Freehold*



KEY FEATURES

- No Onward Chain
- Detached Chalet.
- Four Bedrooms.
- Three Reception Rooms.
- Utility Room.
- Lovely West Backing Rear Garden.



Leigh On Sea

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Located in a sought-after residential area, this charming detached house boasts four bedrooms and exudes a homely ambiance throughout. The property offers a spacious versatile living environment, perfect for families looking for a comfortable and inviting home.

The well-maintained garden and patio provide a tranquil outdoor space, ideal for relaxing or entertaining guests. Additional features include a utility room and off-street parking, adding convenience to everyday living.

Situated in a convenient location with easy access to local amenities, schools, and transport links, this property offers both comfort and practicality. Don't miss the opportunity to make this delightful house your new home.

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





ROOM DESCRIPTIONS

Entrance door to: -

Entrance Hall: -

Lounge: -17'7 x 11'7. Double glazed window to front. Radiator and coving to ceiling. Double opening doors to: -

Reception Room: - 11'6 x 11'6. Double glazed windows and doors to rear. Feature fire place and stairs to first floor.

Kitchen: - 12'11 x 11'7. Double glazed patio doors to rear and window to side. A lovely modern fitted kitchen with a range of working surfaces, base and eye level units. Breakfast bar, concealed lighting, tiled surrounds and flooring. Inset one and a half bowl sink unit, hob and double oven and integrated microwave. Radiator

Reception Room: -11'7 x 11'8. Double glazed windows to front. Radiator

Utility Room: -14 x 6'3. Window and door to side.

Bathroom: - 13'11 x 5 Double glazed obscure window to rear. A lovely four-piece bathroom comprising of a roll top bath, low level wc, wash hand basin and a separate shower cubicle. Radiator.

First Floor

Bedroom: -16'9 x 11'8. Double glazed window to rear and side.

Bedroom: - 12'9 x 11'3. (restricted height). Double glazed window to front. Radiator

Bedroom: -12'3 x 7'5 max Double-glazed window to front. Radiator.

Bedroom: -10'4 x 8'8. Double glazed window to rear. Radiator.

Shower Room: - Shower, low level wc and wash hand basin.

Rear Garden: - A lovely West backing garden commencing with a decked and patio areas leading to a lawn with shrubs and garden shed.

Front Garden: - Block paved drive with parking for 2/3 cars. Wrought iron fence, lawn area and shrubs with access to both sides.

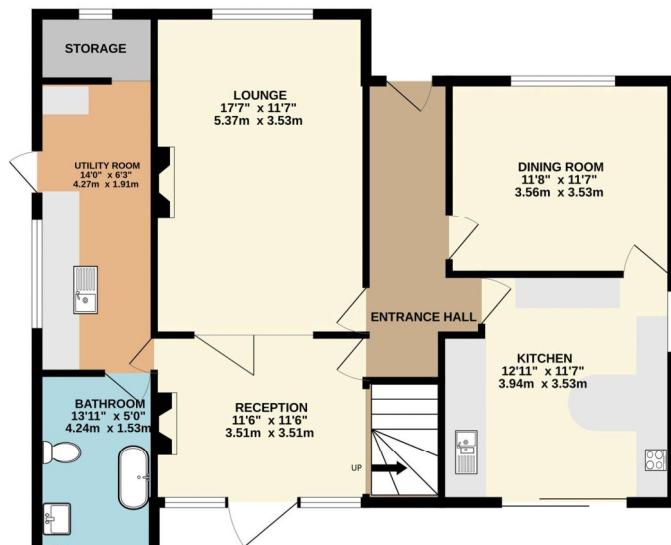
MATERIAL INFO

Tenure: Freehold

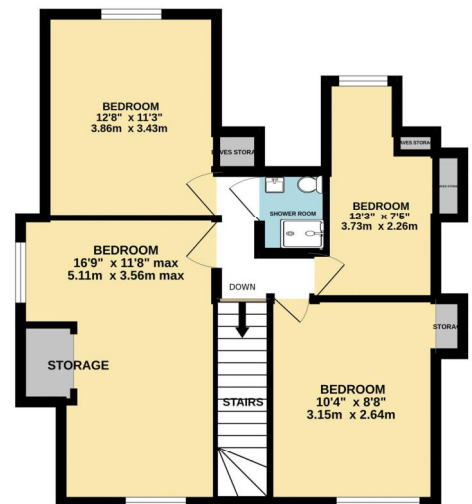
Council Tax Band: D

EPC rating: D

GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/LOS260015>

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.

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