

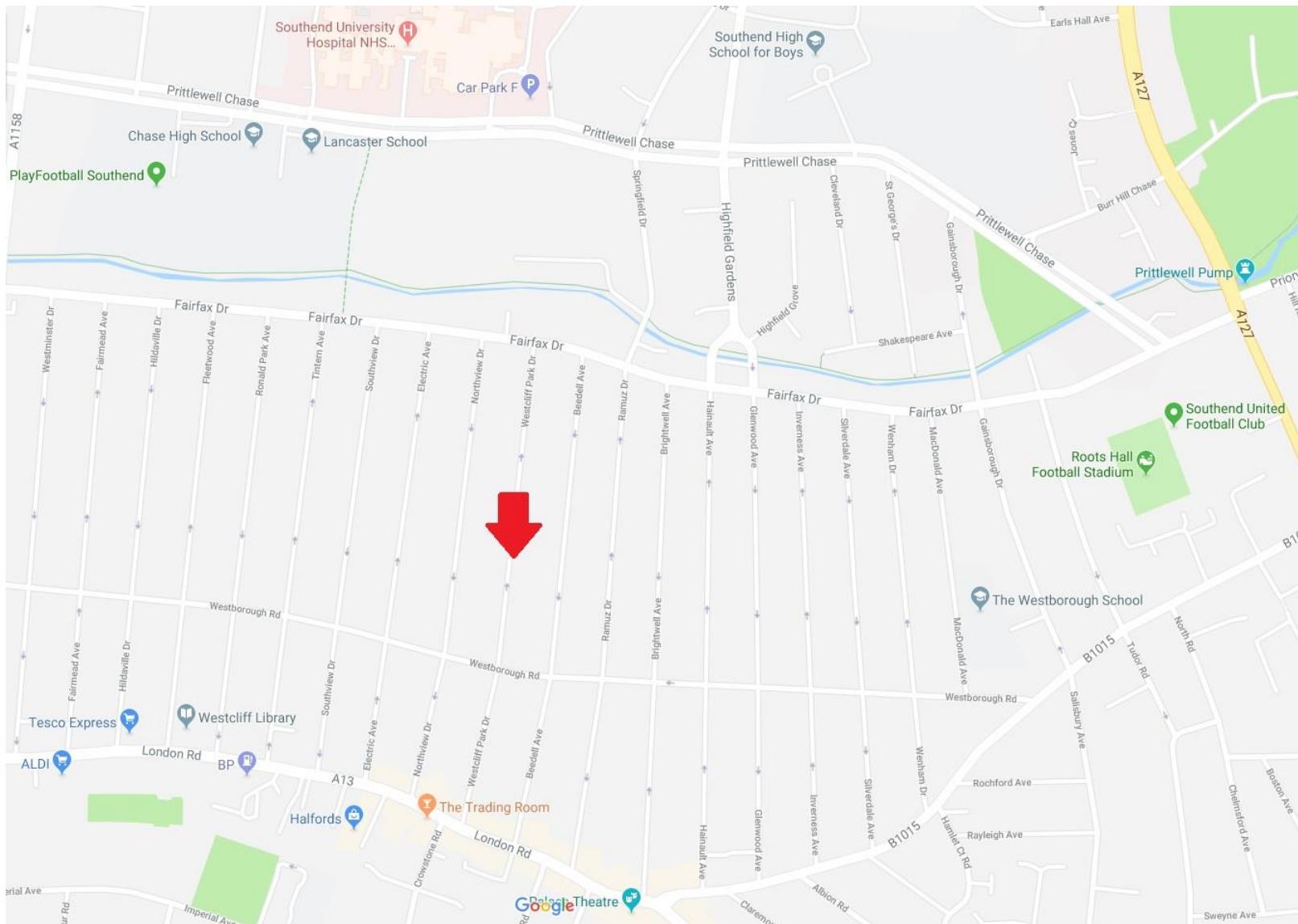


**Westcliff Park Drive, SS0 9LP Westcliff-On-Sea**

**£1375pcm**

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- **Newly Refurbished**
- **Modern Open Kitchen/Dining Room**
- **Conservatory**
- **Cloakroom**
- **Modern Family Bathroom**
- **En-Suite**
- **New Flooring Throughout**
- **Close to Hospital & Local Shops & Bus Routes**

**WOW WOW WOW!!!** Been completely refurbished to a fantastic standard with an open modern fitted kitchen/dining room, conservatory, downstairs cloakroom, good size lounge. three good size bedrooms with master en-suite and a modern family bathroom. With the added the benefit of a 40ft rear garden & being within a close proximity of Southend Hospital, local shops & bus routes. This property really has it all. Give us a call and be the first to enjoy this newly refurbished home.

# Property Description

## Front

Paved leading to double glazed pvc door into

## Hallway

Tiled Flooring, obscure double glazed window to front aspect, cupboard housing electric board, cupboard housing gas meter, stairs with balustrades to first floor, doors leading to

## Lounge 15' 5" x 10' 10" (4.692m x 3.311m)

New flooring, double glazed bay window to front aspect, new radiator, newly painting walls and ceiling, feature ornamental cast iron fireplace

## Open Plan Dining Room Kitchen 16' 5" x 13' 6" (5.006m x 4.123m)

## Dining Area 13' 6" x 7' 6" (4.123m x 2.288m)

New flooring, new radiator, ornamental feature fire place, newly painted walls and ceiling, archway leading to conservatory

## Kitchen Area 11' 0" x 9' 2" (3.344m x 2.792m)

New flooring, new floor and wall base white gloss units with integrated oven and hob with extractor above, purple tiled splash backs, space and plumbing for dishwasher, space for fridge and freezer, rolled edge work surface with 1 and half stainless steel sink with drainage

## Conservatory 10' 11" x 10' 8" (3.328m x 3.255m)

Tiled flooring, obscure double glazed window to side aspect, double glazed window to front aspect, double glazed doors to rear to garden. wooden door to

## Ground Floor Cloakroom 9' 0" x 4' 4" (2.732m x 1.314m)

Tiled flooring low level wc pedestal wash hand basin, new radiator, space and plumbing for washing machine, cupboard housing new combo boiler, double glazed window to rear aspect

## First Floor Landing

New carpets, balustrades, newly painted walls and ceiling, loft access, doors leading to

## Bedroom Three 9' 11" x 6' 10" (3.026m x 2.082m)

New carpets, new radiator, newly painted walls and ceiling, double glazed window to rear aspect

## Bedroom Two 9' 4" x 9' 4" (2.851m x 2.840m)

New carpets, new radiator, double glazed window to rear aspect

## Master Bedroom 15' 5" x 10' 0" (4.705m x 3.046m)

Newly carpeted, new radiator, round double glazed bay windows to front aspect door leading to

## En-suite

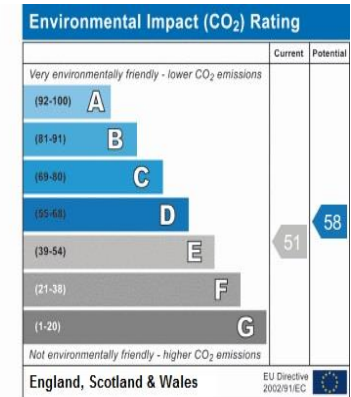
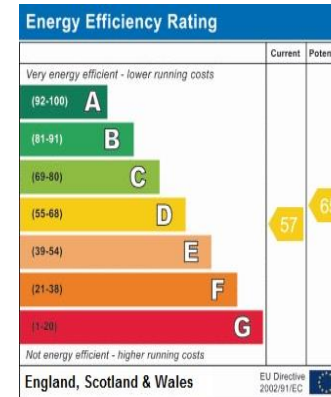
Vinyl flooring, low level wc, pedestal wash hand basin, corner shower with power shower with tiled walls

## Family Bathroom 7' 7" x 6' 0" (2.322m x 1.834m)

Vinyl flooring, low level wc, pedestal wash hand basin, heated towel rail, obscure double glazed window to front aspect, P shape bath with integrated shower above

## Rear Garden 40' 0" x 20' 0" (12.18m x 6.09m)

Commencing with paved patio area with rest remainder to lawn with flower bed and Apple tree, outside tap, side access to front of house



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.