

Silverdale Avenue, Westcliff-On-Sea

£435,000

- Spacious Four Bedroom Family Home
- Dining Room with Gas Fireplace 15'4 x 13'7
- Four Piece Bathroom & Ground floor Cloakroom
- Three Further Good Size Bedrooms
- Prime Location
- Lounge with Open Fireplace 16'9 x 15'4
- Good Size Kitchen with Utility Area
- Spacious Master Bedroom 16'9 x 15'4
- West Facing Rear Garden
- Close Proximity To All Local Amenities

****FOUR BEDROOMS. LOUNGE. DINING ROOM. KITCHEN WITH UTILITY AREA. WEST FACING GARDEN. CLOSE TO SCHOOLS, SOUTHEND HOSPITAL AND LOCAL AMENITIES**** Situated in the popular Westcliff area is this well maintained four bedroom semi detached family home. The accommodation includes spacious entrance hall 17'5 x 8', lounge 16'9 x 15'4, dining room 15'4 x 13'7, good size kitchen with utility area and ground floor cloakroom. To the first floor are four spacious bedrooms with a large four piece bathroom. The property's specification includes Combi boiler, double glazing throughout, west facing garden and drop curb to front. Viewing is advised to avoid disappointment. EPC Rating D.



Council Tax Band: D



The property is approached via UPVC double glazed entrance door.

ENTRANCE HALL

17'5 x 8'
Stairs to first floor. Tiling to floor. Radiator. Storage cupboard. Doors to:

LOUNGE

16'9 x 15'4
Double glazed bay window to front with shutters to remain. Karndean herringbone flooring. Open fireplace with surround. Radiator.

DINING ROOM

15'4 x 13'7
Double glazed French doors to rear with further double glazed window. Fireplace with inset gas fire. Radiator. Laminate flooring.

KITCHEN

10'11 x 10'2
Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Range cooker to remain. Plumbing and space for slimline dishwasher. Two integral fridges and freezers to remain. Combi boiler in cupboard. Tiling to splashbacks. Under floor heating. Tiling to floor.

UTILITY AREA

22'11" x 29'6" x 22'11"
Double glazed window and double glazed door to side. Range of base units with work surfaces. Sink with drainer. Plumbing and space for washing machine and tumble dryer. Tiling to floor. Door to:

CLOAKROOM

Two piece white suite comprising of low level WC and wash hand basin inset to vanity unit below. Tiling to floor.

LANDING

Opaque double glazed window to side. Loft hatch with ladder attached and loft is boarded. Doors to:

BEDROOM ONE

16'9 x 15'4
Double glazed bay window to front

with shutters to remain. Open fireplace. Radiator.

BEDROOM TWO

13'7 x 12'3
Double glazed window to rear. Fireplace with surround (not working). Storage cupboard. Radiator.

BEDROOM THREE

10'2 x 8'1
Double glazed window to rear. Radiator.

BEDROOM FOUR

11'2 x 7'3
Double glazed window to rear. Radiator.

BATHROOM

9'3 x 7'11
Spacious four piece bathroom comprising of low level WC, corner shower cubicle, enclosed bath unit and wash hand basin. Heated chrome towel rail. Tiling to floor with underfloor heating. Opaque double glazed window to front and double glazed window to side. Extractor fan.

WEST FACING REAR GARDEN

Commencing with patio seating area with the remainder being mainly laid to lawn. Fencing to boundaries. Apple tree. Sleepers to sides. External taps. Concrete base for shed. Gate to side.

POSSIBLE PARKING

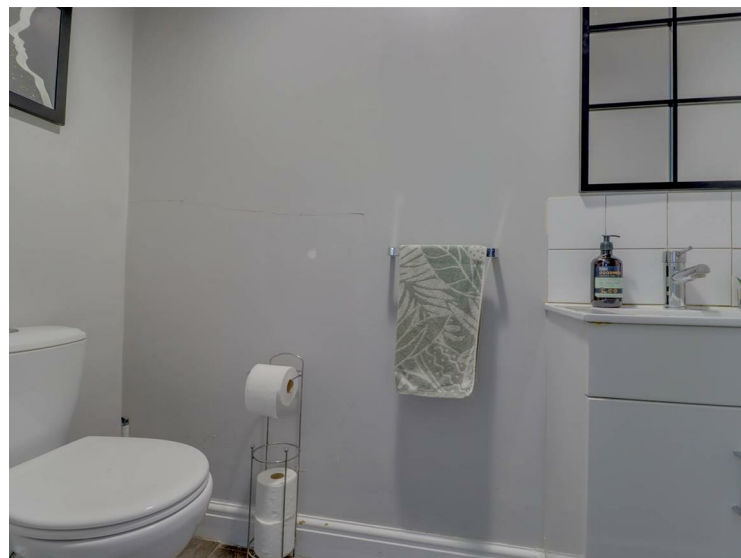
There is a drop curb to front which the current owners park over.

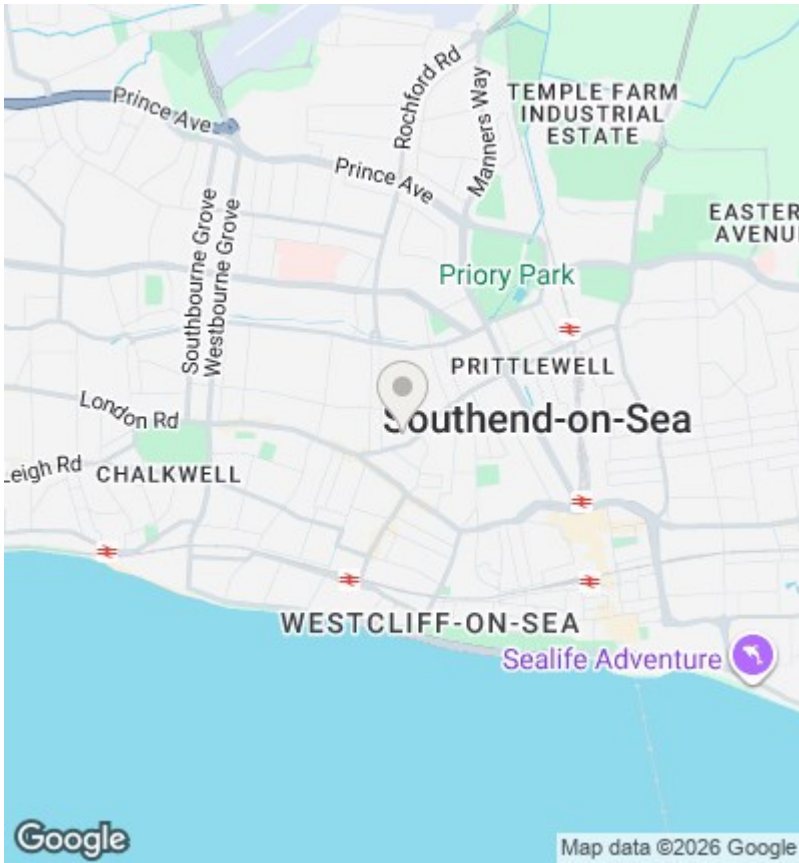
DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make their own enquiries about the functionality.

AGENTS NOTE

Persuant to the Estate Agency Act 1979, we can confirm that the vendor of this property is an employee of Quirks Estate Agents.





EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

