



## Queen Anne's Drive, Westcliff on Sea

COMPLETELY REFURBISHED: Castle Estate Agents are pleased to offer FOR SALE this 4 bedroom SEMI-DETACHED house set in this QUIET location within Earls Hall School Catchment area and easy walking distance to local shops, bus routes, HOSPITAL and with quick access to the A127 and AIRPORT.

- 4 Bedrooms
- Completely refurbished
- Earls Hall School catchment area
- Approx 200ft rear garden
- Walk to shops and buses
- Semi-detached house
- Chain free
- Off street parking x 2 cars
- Garage
- Close to hospital

**£450,000 Freehold**

## Front aspect

Shingled off street parking ample cars, outside light, gated side access, up and over door to garage, double glazed door and side panel window with frosted glass insets to:

## Inner hallway

Stairs to first floor, new carpets, power points, doors to all rooms.

## Bedroom 4 12' 6" by 9' 3" (3m 81cm by 2m 82cm), (I)

Double glazed window to front aspect, power points, radiator, new laminated wood flooring, 2 x storage cupboards.

## Lounge/Kitchen/Diner 19' 6" by 26' (5m 94cm by 7m 92cm), (I)

Double glazed bi-fold doors to the rear aspect, power points, tv point, down lights, new laminated wood flooring, radiator, open to Kitchen area:

## Kitchen area 12' 6" by 9' 3" (3m 81cm by 2m 82cm), (I)

New White Eye level and base level units with matching boxed edge work surfaces incorporating double oven, 4 ring ceramic hob, integral fridge/freezer, washing machine and dishwasher, center island with composite sink with single drainer and mixer taps, power points, matching tiled splash backs, new laminated wood flooring, breakfast bar, new boiler.

## First floor landing

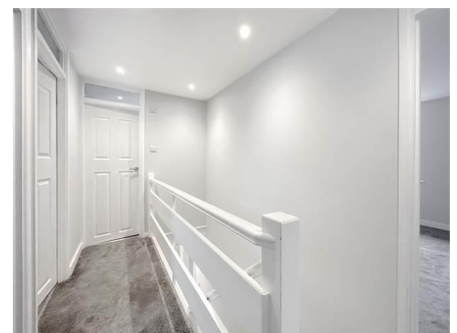
Doors to all rooms, loft access, down lighters, new carpets.

## Bedroom 1 14' by 11' (4m 27cm by 3m 35cm), (I)

Double glazed window to the rear aspect, new carpets, power points, radiator, door to:

## En-suite

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted mains shower, down lighters, extractor fan, new flooring, heated towel rail.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

## Bedroom 2 10' 9" by 9' 9" (3m 28cm by 2m 97cm), ()

Double glazed windows to the front aspect, radiator, new carpets, power points.

## Bedroom 3 10' by 6' 5" (3m 5cm by 1m 96cm), ()

Double glazed windows to the front aspect, radiator, new carpets, power points.

## Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, down lighters, extractor fan, new flooring, heated towel rail, double glazed frosted window to side.

## Rear garden

Approx 200ft, outside tap, mainly laid to lawn, hard standing patio area, outside light, mature shrub and tree borders, gated side access.

## Garage

Up and over door with power and lighting.

## Agents notes

We believe there to be an old Badgers set to the rear of the garden.



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