

stuart
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- OPEN HOME SATURDAY 4TH FEBRUARY 11AM
- CALL FOR AN APPOINTMENT TO VIEW
- IN NEED OF SOME UPDATING
- UNOVERLOOKED REAR GARDEN

79 Cavendish Gardens, Westcliff-on-Sea, SS0 9XP

Offers In Excess Of £350,000

OPEN HOME SATURDAY 4TH FEBRUARY 11am Call for an appointment. This beautiful character detached family home is in need of some tlc! With an unoverlooked rear garden, three bedrooms, family bathroom upstairs and a good size Lounge with a feature fireplace, separate dining room, kitchen and cloakroom.



Property Description

ENTRANCE HALL

Double glazed entrance door with a lead light stained glass inset and an adjacent window leads to the entrance hall. Dado rail, double radiator. Picture rail. Stairs to the first floor with a cupboard under.

LOUNGE

15' 11 into the bay" x 13' 6" (4.85m x 4.11m) Double glazed bay window to the front. Double radiator. Beautiful feature fireplace with a gas coal effect fire. Coving. Two double radiators. Picture rail. 3 wall light points. Ceiling rose. Twin doors lead to the:-

DINING ROOM

16' 4 into the bay" x 10' 5" (4.98m x 3.18m) Double glazed bay window to the rear. Double radiator. Picture rail. Ceiling rose. 3 wall light points. Door leads to the:-

KITCHEN

13' 4 max" x 8' 9" (4.06m x 2.67m) Double drainer stainless steel sink unit with mixer taps over. Units at eye and base level with ample work surfaces over. Extractor cooker hood. Double glazed window to the rear. Serving hatch. Double glazed door to the side.

CLOAKROOM

Low level wc and wash hand basin with a cupboard under.

LANDING

Access to the loft. Picture rail. Double glazed obscure lead light window to the front. Double radiator. Open space with plumbing for a washing machine.





BEDROOM ONE

15' 11 into the bay" x 11' 3" (4.85m x 3.43m) Double glazed bay window to the front. Double radiator. Picture rail.

BEDROOM TWO

13' 3" x 11' 3" (4.04m x 3.43m) Double glazed lead light window to the rear . Double radiator, picture rail.

BEDROOM THREE

8' 8" x 7' 11" (2.64m x 2.41m) Double glazed lead light oriel bay window to the front aspect. Radiator, picture rail.



BATHROOM

With a 3 piece white suite comprising a low level wc vanity wash hand basin with cupboards under and panelled bath with mixer taps and shower attachment. Airing cupboard housing the hot water cylinder. Double glazed obscure window to the rear. Radiator.

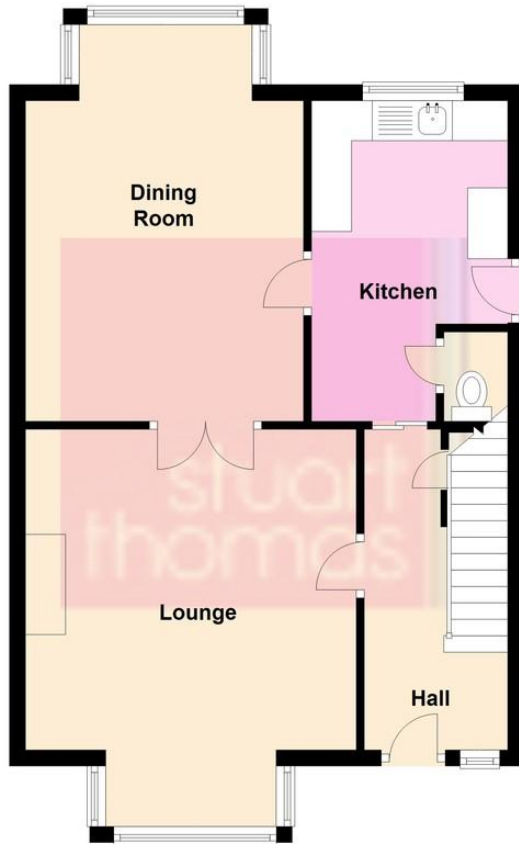
GARAGE

Approximately 22'5 in length. Up and over door. Gas fired central heating boiler. Personal door leads to the rear garden.

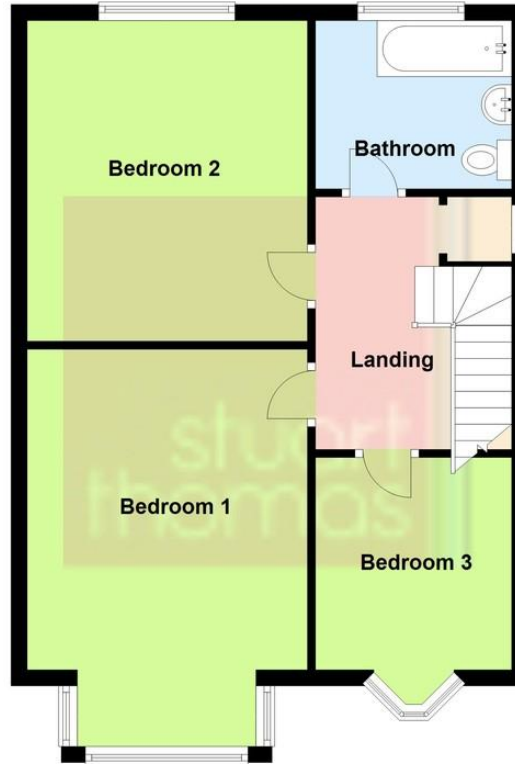
REAR GARDEN

Approximately 50' deep and unoverlooked to the rear. Laid to lawn with a crazy paved patio. Side access to the front. Garden shed.

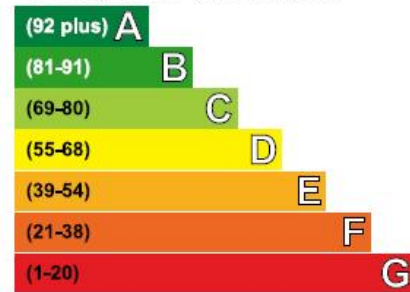
Ground Floor



Ground Floor



Very energy efficient - lower running costs



Current	Potential
36	68

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements