

Balmoral Road, Westcliff-On-Sea

£340,000

home.

15 Balmoral Road

Westcliff-On-Sea
SS0 7DG

3 1 2

- Beautifully Presented Three Bedroom Period Family Home
- Spacious Open Plan Lounge, Dining and Family Room
- Attractive Bay Fronted Lounge with Period Detailing
- Generous Kitchen with Peninsula Breakfast Bar
- Separate Utility Room with Direct Garden Access
- Impressive Principal Bedroom with Fitted Wardrobes
- Modern Family Bathroom with Rainfall Shower
- West Facing Low Maintenance Rear Garden
- Character Features Including Picture Rails, Cornicing and Column Radiators
- Close to Schools, Transport Links, City Centre and Seafront



Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this beautifully presented three bedroom period family home on Balmoral Road, combining generous accommodation, character features and a sociable layout ideally suited to modern family life.

The welcoming entrance hall retains period detailing including picture rails and cornicing, leading into an impressive open plan lounge, dining and family room. The front lounge features a large bay window, dado rail and column radiator, flowing naturally into the adjoining dining and family space to create a versatile setting for both everyday living and entertaining.

To the rear is a generous fitted kitchen with excellent storage, integrated double oven and induction hob, together with a peninsula breakfast bar. Beyond is a separate utility room providing further worktop and storage space, plumbing for a washing machine and tumble dryer, and direct access to the garden.

Upstairs are three bedrooms, including an excellent principal bedroom with two front-facing windows, fitted wardrobes and additional storage. A modern family bathroom with P-shaped bath and rainfall shower completes the first floor, while the loft is partially boarded and accessed via a drop-down ladder.

Outside, the west facing rear garden is designed for easy maintenance with a block paved patio, paved side return and artificial lawn, providing an ideal space for enjoying the afternoon and evening sun.

Balmoral Road is well placed for local schools, shops and transport links, with Southend city centre, mainline stations and the seafront all within easy reach.

Accommodation Comprises

The property is approached via a paved front garden and a tiled pathway leading to the storm porch with UPVC entrance door with double glaze panel leading into:

Entrance Hallway

Wood effect laminate flooring, skirting, picture rail, coved cornice, ceiling light, carpeted stairs leading to the first floor landing with understairs storage, radiator. Doors to:

Open Plan Lounge/Dining/Family Room

Lounge

12'8 x 12'6

Carpeted, skirting, dado rail, coved cornice, ceiling light, double glazed bay window to the front aspect, radiator. Open to:

Dining/Family Room

10'9 x 10'8

Carpeted, skirting, ceiling light, double glazed window to rear aspect, radiator.

Kitchen

13'4 x 10'6

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the side aspect and a door that leads through to the utility space, built-in storage cupboard, radiator. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units and full length cabinetry, tiled splashback, inset sink with drainer and mixer tap, integrated double oven, integrated four ring induction hob with extractor over, breakfast bar area with a peninsula island and ceiling lights above.

Utility Room

10'6 x 7'5

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the side aspect, double glazed window to the rear aspect and double glazed UPVC patio door leading to the garden. The utility room is fitted to a rolled edge worksurface, tiled splashback, inset sink with drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, Ideal combi boiler.

First Floor Landing

Carpeted, skirting, ceiling light, access to part boarded loft via drop down loft ladder. Doors to:







Bedroom One

13'11 x 11'0

Carpeted, skirting, two double glazed windows to the front aspect, fitted wardrobes and additional fitted cupboard, ceiling light, radiator.

Bedroom Two

10'10 x 10'8

Carpeted, skirting, ceiling light, fitted alcove cupboard, double glazed window to the rear aspect, radiator.

Bedroom Three

10'6 x 5'7

Carpeted, skirting, ceiling light, double glazed window to the rear aspect, radiator.

Bathroom

13'5 x 4'9

Checkerboard tiled effect lino flooring, tiled walls, double glazed window to the side aspect with an obscure panel, spotlighting, extractor fan, P-shaped panelled bath with Rainfall shower and attachment, wash hand basin, WC, heated towel rail.

Externally

Rear Garden

Rear garden commences with a block paved patio area with a paved side return, external water tap, central artificial lawn area.










ZANUSSI





Property Details

3 Bedrooms
1 Bathrooms
2 Reception Rooms
House - Terraced

Approx. sq ft
EPC band: D Tenure:
Freehold Council Tax
Band: B

£340,000

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033

home.

Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033