Westbury Road, Southend-On-Sea, SS2

BUTLER & STAG

# Guide Price £350,000 - £375,000. Newly refurbished three bedroom two storey, semi-detached house, situated within the Southchurch Village area, close to local shops and amenities.

## Freehold

- Newly Refurbished
- Driveway and Garage
- New Boiler Installed
- Semi Detached House
- Rewired Electrics
- No Onward Chain

The ground floor has new solid wood style flooring which has been laid throughout. There is a good size living room to the front, dining room with feature fireplace, newly installed and fully fitted kitchen with integrated appliances, and a useful conservatory which also houses a ground floor WC. On the first floor there are three bedrooms and a smart four piece bathroom suite.

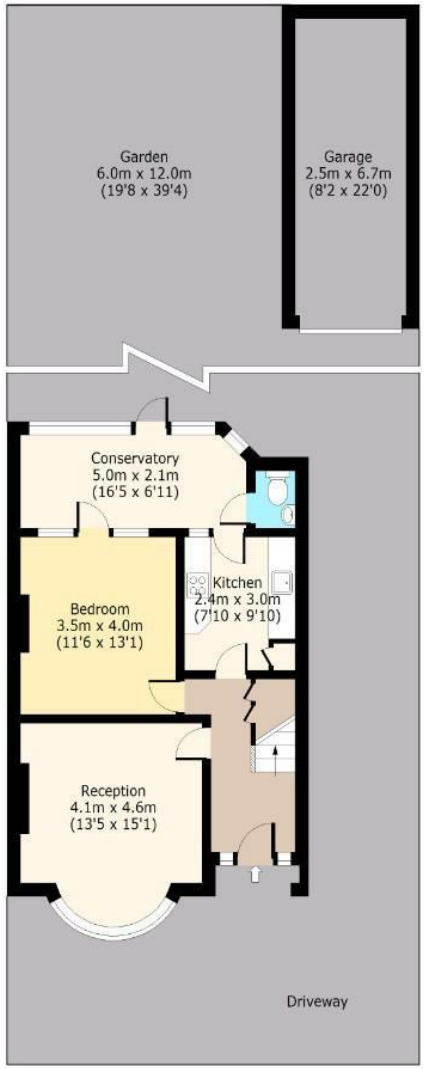
The property benefits from a large driveway with garage to the rear, whilst there is a decent size rear garden with outside tap.

Westbury Road is well placed for Southend East Rail station, with a direct route into London Fenchurch Street.

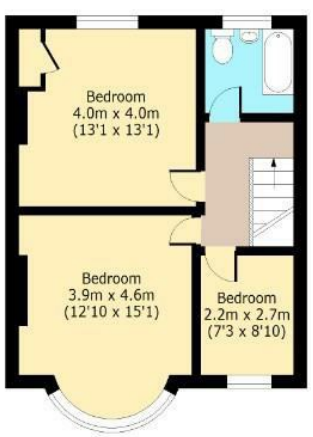
N.B - One of the Directors of Butler & Stag has a personal interest in this property.

# Westbury Road, SS2

**First Floor**
Approx. 61.96 Sq. meters (667 Sq. feet)




**First Floor**
Approx. 50.26 Sq. meters (541 Sq. feet)




Total area: approx. 112.22 Sq. meters (1208 Sq. feet) (Excluding Garage)
Total area: approx. 128.95 Sq. meters (11388 Sq. feet) (Including Garage)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk