

# **BARRETT** ESTATES



12 Westfield Close, SS11 8JR

**£375000.00 – Freehold**



# An Introduction

Westfield Close  
£375,000.00



# Make Yourself At Home

Step inside this spacious 3 bedroom semi detached family home situated in this sought after location being within a 10 minute walk to Beauchamps High School, Hilltop Primary School, Wickford Church of England Primary School, Shotgate's parade of local shops including Tesco, takeaways, cafe and newsagents as-well as being less than a 20 minute walk to Wickford High Street and Train Station with direct line to London Liverpool Street. This home benefits from having its own driveway with parking for 2 cars and further parking with a garage to the rear of the garden. Sold with No Onward Chain. Call now to arrange your viewing and avoid disappointment.

Council Tax Band – C

Floor Area - 785 ft<sup>2</sup> / 73 m<sup>2</sup>

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Basic 14 Mbps
- Superfast 76 Mbps
- Ultrafast 1000 Mbps

Mobile Signal Coverage

- EE Average
- Vodafone Average
- Three Average
- O2 Average



## The Hallway

The spacious entrance hallway provides lots of room when you first walk through the door. Built in cupboard housing 'Vaillant' Combi Boiler and built in under stairs cupboard.

## The Lounge Diner

The Large lounge Diner has an abundance of space for all the living room furniture. Windows to both the front and rear of the property let lots of light into the room.

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## The Kitchen

The modern kitchen is currently fitted with a range of white wooden fronted base and eye level units with brown wood style work surfaces offering plenty of storage and worktop space. Single drainer stainless steel sink unit with mixer tap, built in oven and hob, spaces for all other appliances. Cupboard under stairs. Door to Garden. Window to side and rear.

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## The Stairs & Landing

The landing leads to all rooms on the first floor with white wooden bannister and window to the side. Loft Hatch

## The Bedroom One

The double sized main bedroom has ample space for all the bedroom furniture. Currently with large built in wardrobe. Window to the front.

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## The Bedroom Two

The double sized second bedroom has plenty of space for all the bedroom furniture. Currently with built in cupboard space.

Window to the rear.

## The Bedroom Three

The good sized bedroom three has space for the bedroom furniture. Window to the front

## The Bathroom

The modern bathroom currently incorporates a three piece white suite comprising of low flush wc, pedestal wash hand basin and wooden panelled bath with shower above. Chrome heated towel rail. Window to the rear.

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## The Garden & Garage

The home benefits from a large rear garden which is patioed to the immediate of the property and around to the garage and extra parking space. There is a large covered decking area at the rear of the property and the remainder is laid to lawn. Gated Side Access. Single garage with up and over door.

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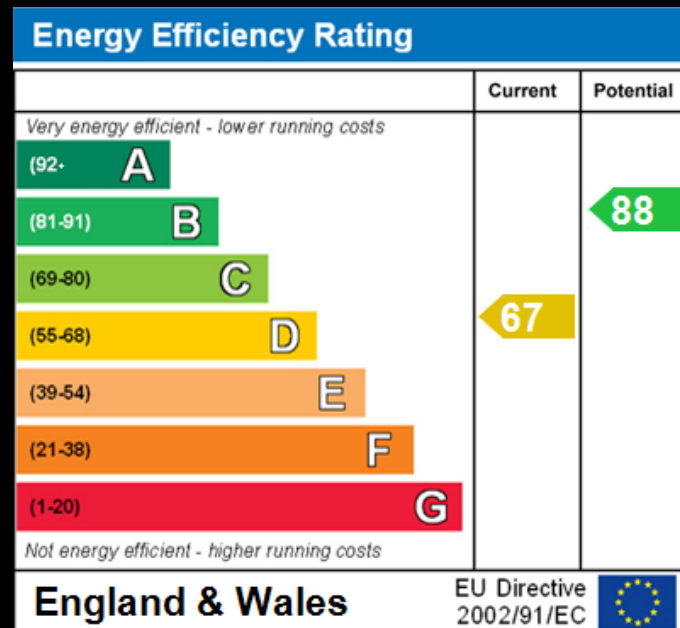
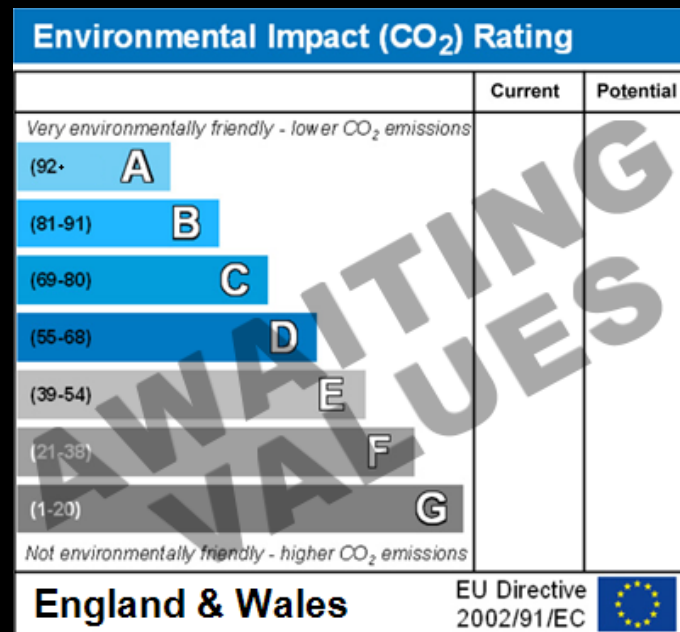
## The Driveway

Driveway for 2 vehicles to the front of the property

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## Key Features

- Large Lounge / Diner
- Garage and further parking to the rear of garden
- Three Bedrooms (two doubles)
- Gas Central Heating
- Bathroom / wc with shower
- Modern Kitchen with oven & hob
- Large Rear Garden
- Driveway for 2 Vehicles
- No Onward Chain



MISREPRESENTATION ACT: Whilst every care is taken with all the details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Barrett Estates with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Barrett Estates. All properties offered subject to their remaining unsold and available. These details form no part of any contract



# Ground Floor



This floorplan is for informational services only.