



27 Havengore Close

**G R**  
**GILBERT**  
**& ROSE**

# 27 Havengore Close Southend-On-Sea Essex SS3 0PH

Offers in excess of £350,000



This spectacular detached house has been beautifully decorated from top to bottom to create the perfect family home in a quiet cul de sac location. The exterior provides off street parking for two vehicles, garage for additional storage, CCTV security system in place and side gated access to a stunning west facing rear garden with a decked seating area which is a wonderful space for entertaining guests throughout the year especially in those warmer summer months. Walk through the front entrance door and you will fall in love, you will find a downstairs cloakroom, spacious lounge with doors opening to the rear garden, lovely open plan kitchen/dining room, immaculate three piece suite bathroom and three great sized bedrooms with an en-suite to bedroom one. Location wise, this fantastic property is in catchment to Great Wakering Primary Academy and Shoeburyness High School which are both highly sought after schools in the area, easy access onto the A13, multiple bus connections and only a 20 minute walk from the high street where you will find local shops, restaurants and pubs.



## Entrance

Entrance door into hallway comprising coved cornicing to smooth ceiling with pendant lighting, stairs leading to first floor landing, storage cupboard, radiator, carpeted flooring, doors to:

## Downstairs Cloakroom

Two piece suite comprising wash hand basin with mixer tap set into vanity unit, low level w/c, low level w/c, extractor fan, double glazed obscure window to front, smooth ceiling with ceiling light, linoleum flooring.

## Lounge

10'0" x 15'11" (3.06m x 4.87m)

Double glazed windows with fitted shutters to front and side, double glazed French doors to rear opening to rear garden, coved cornicing to smooth ceiling with pendant lighting, two radiators, carpeted flooring.

## Dining Room

8'2" x 9'4" (2.51m x 2.86m)

Double glazed window with fitted shutters to front, coved cornicing to ceiling with ceiling light, radiator, linoleum flooring, open into:

## Kitchen

7'3" x 16'4" (2.22m x 5m)

Range of wall and base level units with roll top work surfaces above incorporating composite sink with mixer tap and drainer unit, integrated oven with four ring electric hob above and extractor unit over, space for washing machine and fridge/freezer, storage cupboard housing boiler, double glazed window to rear, double glazed door to rear opening to rear garden, smooth ceiling with fitted spotlights, tiled splashbacks, radiator, linoleum flooring.

## First Floor Landing

Double glazed window to rear, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring, doors to:

#### Bedroom One

8'9" x 13'0" (2.68m x 3.98m)

Double glazed window with fitted shutters to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring, door to:

#### En-Suite

Three piece suite comprising double length walk in shower cubicle with rainfall shower above and handheld attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, extractor fan, double glazed obscure window to side, smooth ceiling with fitted spotlights, partially tiled walls, radiator, tiled flooring.

#### Bedroom Two

8'11" x 13'5" (2.73m x 4.1m)

Double glazed window with fitted shutters to front, coved cornice to smooth ceiling with pendant lighting, loft access, built in wardrobes, airing cupboard housing hot water tank, radiator, carpeted flooring.

#### Bedroom Three

7'1" x 6'5" (2.17m x 1.98m)

Double glazed window to rear with fitted shutters, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising panelled bath with mixer taps above and handheld rainfall shower attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights, partially tiled walls, radiator, tiled flooring.

#### Rear Garden

Raised decked seating area with inset LED lighting, step down to remainder laid to artificial lawn, mature tree and shrub borders, hardstanding pathway to side leading to door providing access to garage, side gate providing access to front garden.

#### Garage

Up and over door to front, double glazed door to side providing access to rear garden, power and lighting.

#### Front Garden

Hardstanding driveway providing off street parking for two vehicles, up and over door to garage, side gate providing access to rear garden, steps up to front entrance door with mature shrubs, security CCTV.





**Ground Floor**



**First Floor**