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**Kingsholme, Drake Road, Westcliff-on-Sea, SS0 8LP**  
£1,100,000



Essex Countryside are proud to present to the market Kingsholme, a charming four bedroom detached house built in 1950's for the Ma tron of a then nearby care home in the heart of the Chalkwell Hall Estate and which stands on a good size plot with a detached double garage and sweeping in and out driveway allowing ample parking for several vehicles.

The accommodation comprises; spacious entrance hall, guest doakroom, utility room, a spacious through lounge & dining room, a separate sitting room and a large kitchen/breakfast room which overlooks the rear garden. The first floor benefits from four well appointed bedrooms with the master affording an ensuite shower room plus a further principle family bathroom.



Externally the property boasts a seduded east backing rear garden whilst to the front there is a sweeping in and out driveway with ample parking facilities giving access to a further parking area and a large detached double garage.

- SOUGHT AFTER CHALKWELL HALL ESTATE
- CHARMING FOUR BEDROOM DETACHED RESIDENCE
- TWO LARGE RECEPTION ROOMS
- SPACIOUS KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- ENSUITE TO MASTER BEDROOM
- AMPLE OFF STREET PARKING
- DETACHED DOUBLE GARAGE
- VIEWING HIGHLY RECOMMENDED





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Situated in Drake Road in Westcliff On Sea, this sizeable double fronted detached house is within easy reach of all nearby amenities with Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques as well as being within walking distance of the nearby mainline railway station and local grammar schools. Drake Road also falls within catchment for the sought after Chalkwell Hall Infant and Junior School.

**ENTRANCE PORCH** 5' 4" x 2' 6" (1.63m x 0.76m) With tiled flooring, glazed double doors leading to:

**ENTRANCE HALL** 16' 3" x 6' (4.95m x 1.83m) With Parquet wood flooring, power points, stairs leading to the first floor landing with under stairs storage cupboard, coved ceiling with inset spotlighting, two radiators, doors to accommodation off.

**CLOAKROOM** 5' 6" x 3' 7" (1.68m x 1.09m) Double glazed obscure window to rear aspect, wall mounted wash hand basin with mixer tap, low level WC, half wood panelled to walls, tiled flooring, smooth plastered ceiling with inset spotlighting.

**LOUNGE** 25' 8" x 14' 1" (7.82m x 4.29m) Double glazed bay window to front aspect, two small coloured lead light windows both to side, feature fireplace with tiled hearth, coved ceiling with inset spotlighting, four wall light points, two radiators, double glazed French doors to rear giving access to the garden.

**SITTING ROOM** 15' 3" x 10' 10" (4.65m x 3.3m) Double glazed bay window to front aspect, carpeted, power points, coved ceiling, wall lights, feature fireplace, radiator.

**KITCHEN/BREAKFAST ROOM** Double glazed window to rear aspect and double glazed French doors to side giving access to the garden. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, integrated double oven and five ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher and fridge/freezer, feature roof lantern, smooth plastered ceiling with inset

spotlighting, door to utility room.

**UTILITY ROOM** 9' 2" x 6' 2" (2.79m x 1.88m) Double glazed window to front aspect, appliance space and plumbing for washing machine, roll edge work surfaces with cupboards beneath, matching eye level wall mounted units, concealed boiler (not tested), double glazed door to the rear garden.

**FIRST FLOOR LANDING** 16' 6" x 6' (5.03m x 1.83m) Coloured lead light window to rear aspect, carpeted, coved and smooth plastered ceiling, doors to accommodation off.

**BEDROOM ONE** 15' 1" x 11' (4.6m x 3.35m) Double glazed bay window to front aspect, carpeted, power points, coved and smooth plastered ceiling with inset spotlighting, radiator, door to:

**ENSUITE** 9' 5" x 5' 8" (2.87m x 1.73m) Modern suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, coved and smooth plastered ceiling with inset spotlighting, heated towel rail.

**BEDROOM TWO** 13' 10" x 13' 3" (4.22m x 4.04m) Double glazed bay window to front aspect with views towards the church, double glazed window to side, carpeted, power points, range of fitted floor to ceiling wardrobes, radiator.

**BEDROOM THREE** 13' 9" x 11' 10" (4.19m x 3.61m) Double glazed windows to rear and side aspects, carpeted, power points, coved and smooth plastered ceiling, radiator.

**BEDROOM FOUR** 8' 3" x 7' 1" (2.51m x 2.16m) Double glazed window to front aspect, carpeted, power points, coved and smooth plastered ceiling, radiator.

**BATHROOM** 9' 10" x 4' 9" (3m x 1.45m) Double glazed obscure window to rear aspect, modern suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin with mixer tap, half tiled to surrounding walls, vinyl flooring, coved and smooth plastered ceiling with inset spotlighting, access to loft space, heated towel rail.

**FRONT GARDEN** Which is mainly block paved providing ample off street parking via sweeping in and out driveway.

**DETACHED DOUBLE GARAGE** Twin garages both measuring 15'9 x 9'1 with power and lighting connected and both with electronically operated up and over roller doors.

**REAR GARDEN** The property benefits from a secluded and well maintained east backing rear garden which commences with an attractive patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing. Further raised patio area, outside lighting, access to the side parking area with space for two/three vehicles giving access to the double garage and double gates leading to the front of the property.