

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Eastwood Boulevard, Westcliff On Sea, SS0 9XL



Guide Price:
£600,000 - £625,000

Situated in a sought after location within close walking distance to excellent Grammar Schools, shops as well as Chalkwell seafront is this stunning character bay fronted three double bedroom semi detached family home. Having been modernised by the current owners to a very high specification throughout with large open plan kitchen/family room with bi folding doors to rear garden, luxury fitted bathroom, loft room and own driveway providing off street parking.

Council Tax Band: C. EPC Rating: E.

An internal viewing is highly recommended. Our Ref: 19921.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via hardwood entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs custom fitted storage cupboard. Luxury wood effect flooring. Contemporary school radiator. Picture rail. Plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Chrome heated towel radiator. Part brick tiled feature wall. Contemporary tiled flooring. Plastered ceiling.

LOUNGE 13' 11" x 13' 6" (4.24m x 4.11m)

Double glazed bay window to front aspect. Feature fireplace with oak mantle and inset log burner. Radiator. Wood effect flooring.



KITCHEN/FAMILY ROOM 19' 5" x 17' 8" (5.92m x 5.38m)

Double glazed windows to rear aspect. Double glazed bi-folding doors providing access to rear garden.



BREAKFAST AREA

Radiators. Plastered ceiling with inset spotlighting. Luxury wood effect flooring. Open plan through to kitchen.



KITCHEN AREA

Large roof lantern. A comprehensive range of luxury Shaker style base and eye level units incorporating granite work surface with inset sink drainer unit. Complementary granite upstand. Feature brick tiled splash back wall. Space for Range cooker with extractor chimney above. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Door to utility room. Door to garage.



GARAGE 8' 9" x 8' (2.67m x 2.44m)

Electric roller up and over door to front. Used for storage only.

UTILITY ROOM 10' 9" x 7' 9" (3.28m x 2.36m)

Double glazed door providing access to rear garden. Base and eye level units incorporating granite effect roll top work surface with inset sink drainer unit. Space and plumbing for appliances. Luxury wood effect flooring.



FIRST FLOOR LANDING

Stairs leading to second floor.

BEDROOM ONE 15' x 12' 7" (4.57m x 3.84m)

Double glazed bay window to front aspect. Wood effect flooring. Coving to plastered ceiling. Over bed storage furniture with inset lighting. Radiator.



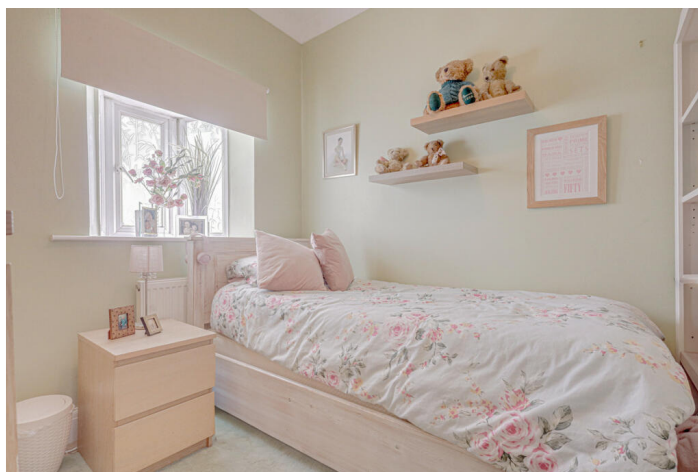
BEDROOM TWO 14' 1" x 12' 7" (4.29m x 3.84m)

Double glazed window to rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM THREE 9' 2" x 8' 9" (2.79m x 2.67m)

Double glazed box bay window to front aspect. Coving to plastered ceiling. Radiator.



LUXURY BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising freestanding roll top bath with floor mounted chrome mixer taps, large glass shower enclosure with thermostatic waterfall shower head and wet room drainage, wall mounted wash hand basin with chrome mixer tap and vanity drawer storage below and close coupled wc. Chrome heated towel radiator. Complementary tiled floor. Tiled walls. Plastered ceiling with inset LED spot lighting.



SECOND FLOOR LANDING

Eaves storage.

SHOWER ROOM

Velux window to rear aspect. A three piece suite comprising tiled shower cubicle, inset wash hand basin with vanity storage below and close coupled wc.



LOFT ROOM 15' 1" x 10' 11" (4.6m x 3.33m)

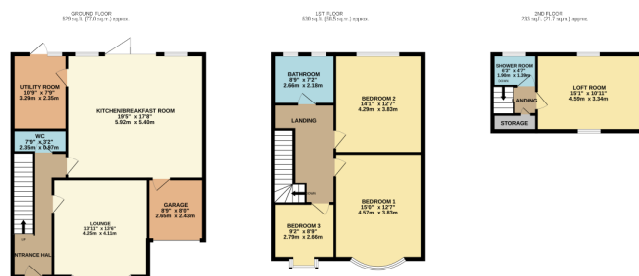
Velux windows to front and rear aspects. Access to eaves storage cupboards. Radiator. Plastered ceiling.



EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with composite decking area with steps down to garden. Laid to lawn. A selection of mature flower and shrub borders. Fencing to all boundaries. Further patio area to rear.

The **FRONT** has own driveway providing off street parking leading to Garage/Storage space.



TOTAL FLOOR AREA: 1692 sq. ft. (157.2 sq. m.) approx.
 We warrant that every effort has been made to ensure the accuracy of the floorplans contained herein. Measurements of rooms, corridors, stairs and other areas are for information only and are not intended to be used for any purpose other than that for which they are intended. The contract, agreement and application form may be used and the guarantee shall be void if the floorplans are not used as intended.