



- THREE BEDROOMS
- SUPERBLY FITTED KITCHEN/DINER
- ATTRACTIVE LOUNGE
- GROUND FLOOR CLOAKROOM

138 Hildaville Drive, Westcliff-on-Sea, SS0 9RR

Guide Price £390,000

This THREE BEDROOM FAMILY HOME benefits from a larger than average garden and wide side access with Off Street Parking for one small vehicle. There is a SUPERBLY FITTED KITCHEN/DINER overlooking the rear garden, useful ground floor cloakroom and an attractive lounge. Walking distance Grammar Schools and Chalkwell Hall Primary School. Potential to extend stpp. Walking distance Chalkwell Park, Aldo and Southend Hospital. Excellent commuter links via Chalkwell Station to London Fenchurch St in under an hour.



Property Description

DESCRIPTION

This THREE BEDROOM FAMILY HOME benefits from a larger than average garden and wide side access with Off Street Parking for one small vehicle. There is a SUPERBLY FITTED KITCHEN/DINER overlooking the rear garden, useful ground floor cloakroom and an attractive lounge. Bathroom with a bath and shower. Must be seen

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Laminate flooring. Stairs lead to the first floor with a cupboard under. Radiator.

CLOAKROOM

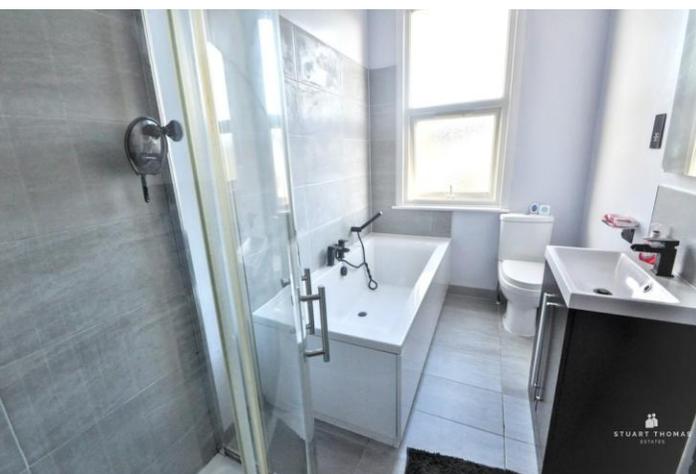
Low level wc and a vanity hand wash basin with a cupboard under.

LOUNGE

Double glazed bay window to the front aspect with a double radiator below. Built in shelving and storage cupboards to the recesses.

KITCHEN/DINER

This good size well fitted kitchen has a double glazed door and window leading directly to the rear garden. A range of units at eye and base level with contrasting work surfaces over. Inset induction hob. Built in microwave and oven. Space and plumbing for an integrated washing machine and dishwasher both included. Breakfast bar. Built in desk unit. Large built in double storage cupboard one with pull out drawers. Double radiator. Integrated Bluetooth speakers. Combi gas fired central heating boiler.





LANDING

Access to the loft via a large loft hatch with a pull down loft ladder.

BEDROOM ONE

Double glazed bay window to the front. Inset ceiling spotlights. Double radiator. Dimmer switch.

BEDROOM TWO

This good size double bedroom has a double glazed window to the rear. Double radiator. Dimmer switch.

BEDROOM THREE

Double glazed window to the front. Radiator. Dimmer switch.

BATHROOM

With a 4 piece white suite comprising a low level wc vanity hand wash basin with cupboards under. Double ended bath with a mixer tap and shower attachment. Separate corner shower. Obscure double glazed window to the rear. Electric shaver socket. Heated towel rail. Tiled floor and some ceramic tiling to the walls.

PARKING

Wider than average side access to the rear garden providing possible off street parking for one small vehicle.

REAR GARDEN

With a paved patio and the remainder laid to lawn. Screen fencing to the boundaries. Double wooden gates provide access to the front garden. External lighting and water supply. Large garage used for storage.

GENERAL

Tenure Freehold



Approx Gross Internal Area
90 sq m / 969 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappv 360.

Southend on Sea City Council
Council Tax Band C

The vendor informs us of the following:-

- Partially boarded loft
- full cctv covering the whole external of the property
- hard wired ring alarm system & doorbell
- security lighting all round the property
- CAT-6 cabling throughout

For the garage external wiring in situ to add full power
Also wiring in place if decided to extend out or add a conservatory on the back

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		