



# FOR SALE

## Hillside Road, Leigh-On-Sea SS9 5DQ

Offers In Excess Of £1,500,000 Freehold

- Detached Property
- Four Double Bedrooms
- 37' Dual Aspect Lounge
- Large Kitchen, Diner & Orangery
- Study, Utility & Cloakroom
- Modern Bathroom & 2 En-Suites
- Roof Terrace from Bedroom 1
- In & Out Driveway
- Garage & Off Street Parking
- Private Rear Garden

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

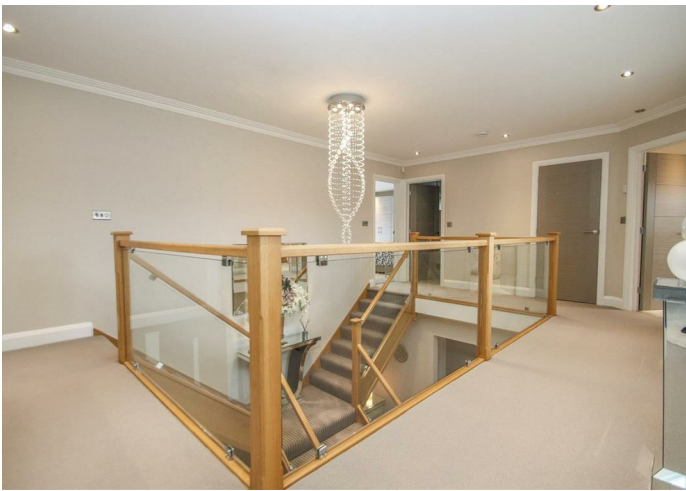
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## Description

Stunning detached four double bedroom house set on a beautiful plot. This fantastic property is approximately five years old and located in a quiet residential location, convenient for main road travel and ideal for local primary and secondary schools. A sweeping in and out driveway offering ample parking leads up to the main front entrance into a grand hallway with split side glass accented staircase. To the ground floor is a 37' dual aspect lounge, contemporary kitchen diner through to orangery with

bi-fold doors across the back to the rear garden, study to front aspect, utility and cloakroom. To the first floor are four double bedrooms and bathroom, en-suite to bedroom 3 and bedroom 1 having an en-suite, dressing room and doors out to rear roof terrace. Externally there is a double garage and large private rear garden with patio and lawn areas. A superb family home, viewing is advised.





### **Entrance**

Composite front door into stunning entrance hallway with wood flooring, chandelier lighting and grand split staircase to first floor. Double doors to lounge and further hall with doors off to rooms.

### **Study**

Study office to front aspect with double glazed bay window and fitted blind, wooden floor and extensive fitted units to remain.

### **Lounge**

Double doors into dual aspect lounge with double glazed bay window & fitted blinds to front aspect and bi-fold doors to rear out to garden. Wooden floor, inset spotlighting and Italian black furniture plus television to remain.

### **Kitchen Diner**

Beautiful contemporary kitchen diner with bi-fold doors to rear garden, inset spotlighting, wooden flooring and open through to orangery. The kitchen has a range of high gloss wall and base units with quartz work surface and complimentary central island with quartz work surface and breakfast bar. Appliances include double fridge and freezer, dishwasher, two wine fridges, Neff double oven, induction hob, extractor and warming drawer.

### **Orangery**

Light and bright orangery to rear aspect with dual aspect bi-fold doors to rear garden, wooden floor, sky lantern and inset spotlighting.

### **Utility Room**

Utility room to side aspect with tiled floor, inset spotlighting and door to side aspect. Galley style wall and base units with stainless steel sink & drainer, washing machine and tumble dryer.

### **Cloakroom**

Ground floor cloakroom comprising of WC and vanity wash hand basin. Tiled floor, part tiled walls and inset spotlighting.

### **First Floor**

Staircase to first floor landing with glass and wooden balustrade, double glazed window to front aspect, inset downlighting, linen cupboard and doors to all rooms.

### **Bedroom 1**

Bedroom to rear aspect with fitted carpet, inset spotlighting and bi-fold doors out to rear roof terrace. Separate dressing room with wooden floor, fitted storage units and inset spotlighting.

### **En-Suite**

En-Suite comprising of WC, double wash hand basin and large walk in shower with glass screen. Tiled floor, chrome heated towel rail extractor fan and double glazed window.

### **Bedroom 2**

Bedroom to rear aspect with fitted carpet, inset spotlighting, a range of fitted wardrobes and bi-fold doors to Juliet balcony overlooking rear garden.

### **Bedroom 3**

Bedroom to front aspect with fitted carpet, double glazed windows, inset spotlighting and door to en-suite.

### **En-Suite**

Three piece en-suite comprising of WC, wash hand basin and shower cubicle with glazed door.

### **Bedroom 4**

Bedroom to front aspect with fitted carpet, double glazed windows, inset spotlighting and fitted wardrobes.

### **Bathroom**

Fully tiled stylish four piece bathroom comprising of WC, wash hand basin, jacuzzi bath and shower cubicle with glass screen. Wall mounted cupboard, double glazed window, heated towel rail and inset spotlighting.

### **Rear Garden**

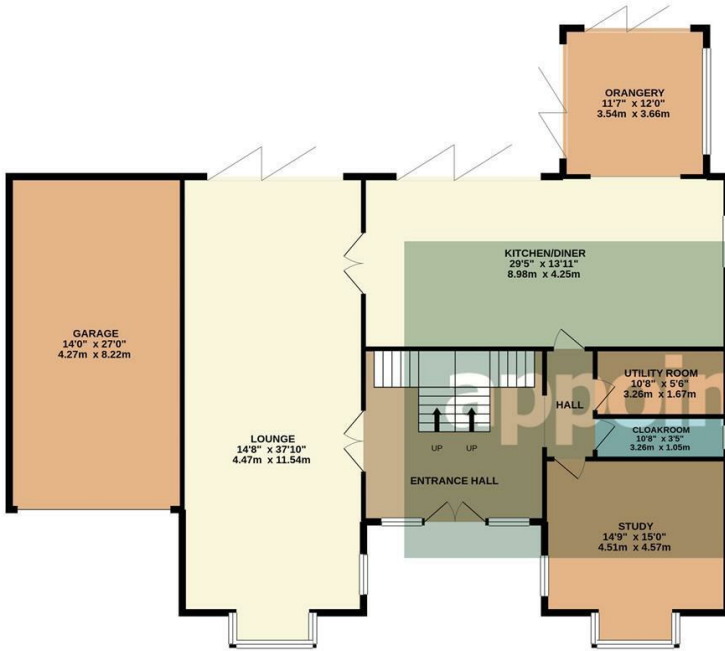
Great size private rear garden commencing with patio area and covered revolving seating pod, lawn area and mature trees. Side access to front, door to garage and external lighting.

### **Garage & Parking**

Sweeping paved in and out driveway offering off street parking for several vehicles and garage with up & over door, lighting and access to rear garden.



GROUND FLOOR  
2001 sq.ft. (185.9 sq.m.) approx.



1ST FLOOR  
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA : 3481 sq.ft. (323.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.  
**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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