HOLYROOD DRIVE, WESTCLIFF ON SEA

GUIDE PRICE: -£550,000 TO £575,000 FREEHOLD

THREE BEDROOM DETACHED CHALET IN SOUGHT AFTER LOCATION

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DESCRIPTION:

Guide Price £550,000 to £575,000.
Winkworth of Leigh are delighted to offer for sale this three-bedroom detached chalet property which is situated in a popular residential location situated close to local grammar schools, Southend hospital and the Chalkwell Park also within the Chalkwell Hall primary school catchment area.

It features excellent proportions throughout and has versatile accommodation with three excellent size bedrooms and a superb size kitchen/diner.

The property is situated on a generous plot with approximately 46' X 35' rear garden and off-street parking for several cars.

Entrance Porch: Via new fitted entrance door leading to:

Reception Hall: Two Radiators. Amtico style flooring. Meter cupboard. Recess for washing machine. Wall mounted cupboard housing new Potterton combi HE boiler fitted adjacent controls.

Lounge:16' X 11'6 (4.86 X 3.5).

UVPC. double glazed bay window to the front aspect. Fitted blinds. Attractive fireplace with wood burning stove. Double radiator. Fitted carpet.

Kitchen/diner: L Shaped dining area 13'3 X 10'6 (4.1 X 3.21) Kitchen area 9'6 X 8'7 (2.91 X 2.63).

Double glazed window to the rear aspect. Double glazed UVPC bifold doors from dining area lead to garden. Inset 1¼ bowl sink with mixer tap. Fitted kitchen with matched base and wall mounted cabinets which includes nest of drawers three large saucepan drawers with soft closing. Built in Zanussi oven and microwave above. Zanussi ceramic hob with extractor tailored into a stainless-steel canopy. Wine rack. Roll top work surfaces throughout. Tiled upstands. Integrated dishwasher. Free standing fridge and freezer. Inset down lighters. Amtico style flooring. Fireplace with cast iron grate to the dining area.

Bedroom (down stairs 3:14'2 > 12'8 (4.32 X 3.86).

UVPC double glazed bay to the front aspect. Double radiator. Fitted carpet. Chandelier style pendant light fitting.

Bathroom: Obscure double-glazed window to the rear. Three-piece suite in white comprising of panel bath with chrome mixer tap and shower attachment. Shower screen. Wash basin. W.C. Chrome ladder style radiator. Extractor. Fully tiled floor and walls.

first floor:

Bedroom 1:14'3 X 11'9 (4.35 X 3.60).

Double glazed window to the side and front. Double radiator. Also leading to: -

Dressing Area 8'10 X 4'7 (2.7 X 1.42) in turn leading through to inner lobby with eaves storage access and access to en-suite. Fitted carpet.

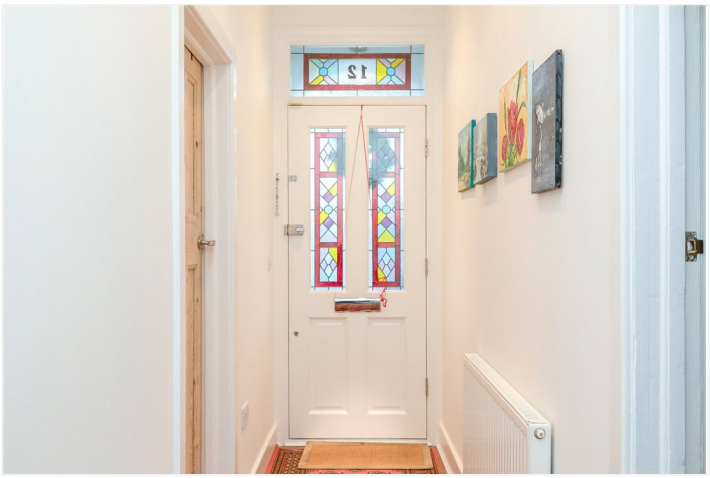
Jack & Jill En-suite: Velux window to side. Shower with thermostat mixer shower large shower head. Low level W.C. Hand basin. Chrome ladder style radiator. Ceramic tiling.

Bedroom 2:12'9 X 11'5 (3.9 X 3.5).

Double glazed to the rear and side. Radiator. Fitted carpet, access to en-suite.

Front Garden: Off street parking for several cars, block paved, side access to garden

Rear garden 45' X 35' with raised decked area. leading to large well looked after lawn, mature shrubs and trees, further decked area to rear of garden, shed to remain.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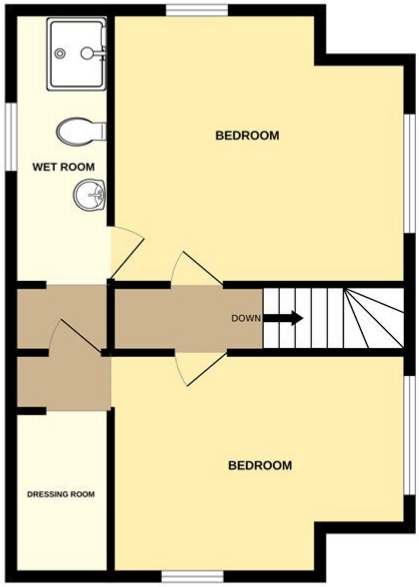
GROUND FLOOR

1ST FLOOR



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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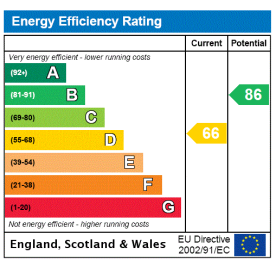

Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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