



HOLYROOD DRIVE, WESTCLIFF ON SEA
OIEO:- £575,000 FREEHOLD

THREE BEDROOM DETACHED CHALET IN SOUGHT AFTER LOCATION

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

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.

ENTRANCE: Via new fitted entrance door leading to:

SPACIOUS HALLWAY: 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/DINING ROOM: 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 DOWNSTAIRS 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.

STAIRS RISE TO 1ST FLOOR:

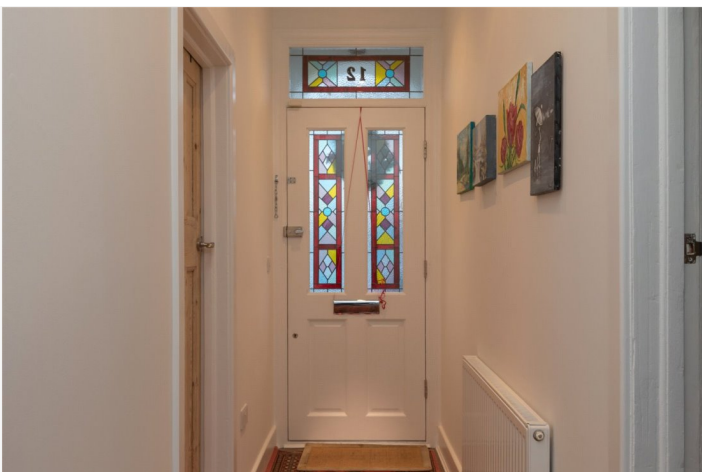
BEDROOM 1: 14'3 X 11'9 (4.35 X 3.60) Double glazed window to the side and front. Double radiator. Also leading to a dressing area 8'10 X 4'7 (2.7 X 1.42) in turn leading through to inner lobby with eaves storage access and access to en-suite. Fitted carpet.

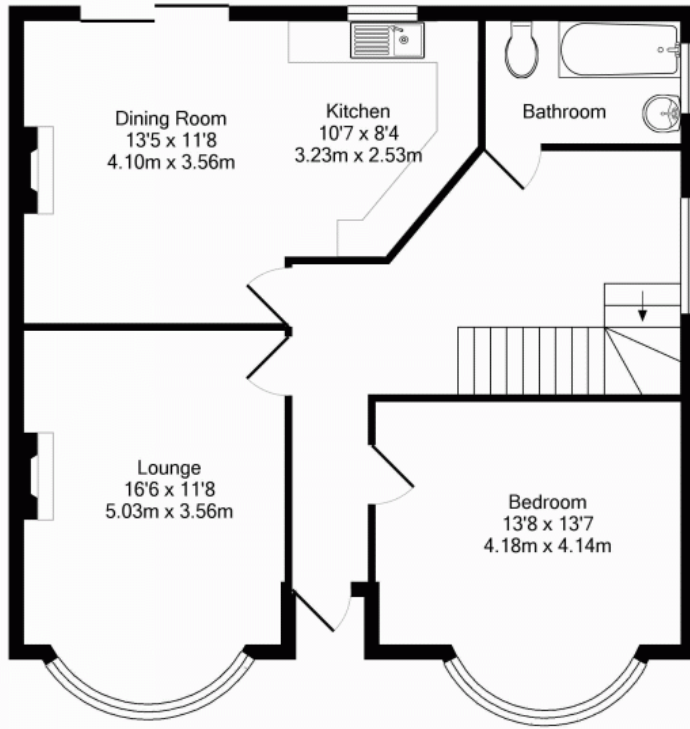
Jack & Jill En-suite: Shower with thermostat mixer shower large shower head. Low level W.C. Hand basin. Chrome ladder style radiator. Ceramic tiling.

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.

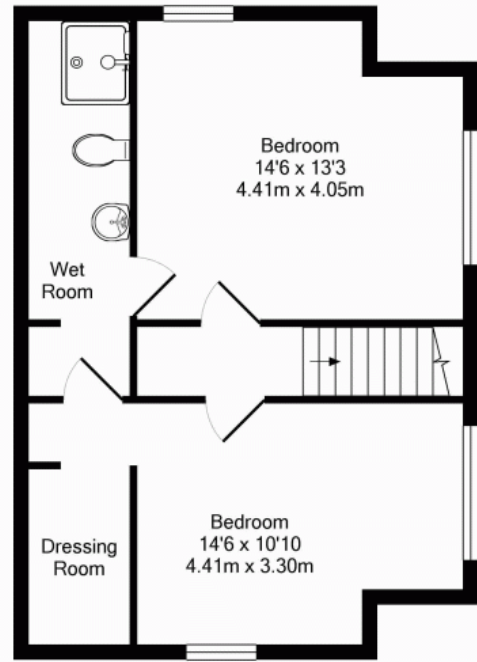
FRONT GARDEN: Off street parking for several cars, block paved, side access to garden

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.





Ground Floor
Approx. Floor
Area 813 Sq.Ft.
(75.6 Sq.M.)



1st Floor
Approx. Floor
Area 508 Sq.Ft.
(47.2 Sq.M.)

Total Approx. Floor Area 1321 Sq.Ft. (122.8 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165) Made with Matpix ©2012

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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