



Hobleythick Lane, Westcliff on Sea

£550,000 *Freehold*

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Located within walking distance of Southend Boys Grammar School & Southend Hospital is this well-appointed three-bedroom, three-reception room detached family house.

KEY FEATURES

- Three Bedrooms
- Three Reception Rooms
- Detached House
- Off Street Parking and Garage
- West Facing Garden
- No Onward Chain



Leigh On Sea

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The property has a spacious lounge, two further reception rooms and kitchen with direct access to the garden, downstairs shower room.

To the first floor are three double bedrooms and a family bathroom.

Outside there is a good size west backing rear garden, patio area for entertaining detached garage with a driveway.

Early viewing is advised.





ROOM DESCRIPTIONS

Reception Hall - Double glazed lead light box window to front and radiator.

Lounge - 17'4" x 11'10" (5.28m x 3.6m) Double glazed lead light window to front and side and radiator.

Reception Room - 12'5" x 11'4" (3.78m x 3.45m) Double glazed patio doors to the rear leading out into the garden patio area.

Dining Room - 11'1" x 9' (3.38m x 2.74m) Double glazed lead light window to rear and radiator.

Shower Room - Double glazed obscure lead light window to side, glass shower cubicle, tiling to walls, low-level WC, wash-hand basin set in a vanity unit and radiator.

Kitchen - 13'10" x 9'6" (4.22m x 2.9m) The kitchen is spacious and has double glazed lead light window to the rear, double glazed obscure lead light door to side leading to the garden. The remainder of the kitchen has a sink unit, part-tiled walls, space for fridge/freezer, washing machine, and matching eye level and base units.

Landing - The landing is open has a double-glazed lead light window to the front, airing cupboard, loft access and radiator.

Bedroom - 14'10" x 14'. (4.52m x 4.27m.) Double glazed lead light window to rear and radiator.

Bedroom - 13'10" x 9'6". (4.22m x 2.9m.) Double glazed lead light window to rear and radiator.

Bedroom - 11'10" x 10'2". (3.6m x 3.1m.) Double glazed lead light window to side and radiator.

Bathroom - Double glazed obscure lead light window to rear, part-tiled, suite comprising: - bath with mixer tap and shower attachment, low-level WC, pedestal wash-hand basin, bidet and radiator.

Rear Garden - A West backing rear garden has a patio area for entertaining, side access and access to the garage. The remainder of the garden is laid to lawn.

Front - The front of the property there is access to the garage and garden and the front drive has off-street parking for multiple vehicles.

Garage - Up and over door.

MATERIAL INFO

Tenure: Freehold

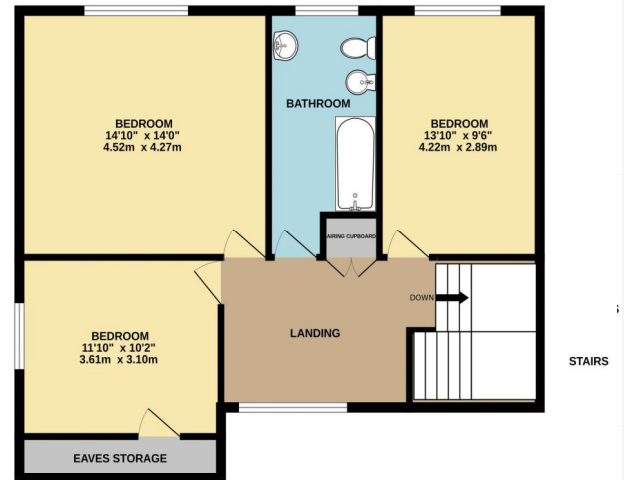
Council Tax Band: F

EPC rating: D

GROUND FLOOR



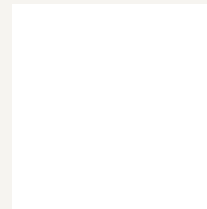
1ST FLOOR



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



<https://www.winkworth.co.uk/sale/property/LOS260032>

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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