



* £500,000- £550,000 * 104 SQ METERS/1,120 SQ FT * Standing proudly on the tranquil Holyrood Drive in Westcliff-On-Sea, this charming detached chalet presents an exceptional opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms and two inviting reception areas, this property offers versatile accommodation that can easily adapt to your lifestyle needs. The home is in superb condition, ensuring a welcoming atmosphere from the moment you step inside. The ground floor features a convenient bathroom, while the upstairs benefits from a stylish Jack and Jill en-suite, providing both privacy and practicality for family living. Outside, you will find ample parking space, a significant advantage in this desirable area. The generous rear garden is perfect for outdoor entertaining or simply enjoying a peaceful afternoon in the sun, making it an ideal space for families and garden enthusiasts alike. Situated on a quiet road, this property is within walking distance to the vibrant Leigh Broadway, where you can explore an array of shops, cafes, and restaurants. Additionally, Chalkwell Park and the station are conveniently close, offering easy access to local amenities and transport links. This delightful chalet is not just a house; it is a place where memories can be made. With its excellent location and well-appointed features, it is a must-see for anyone looking to settle in the heart of Westcliff-On-Sea.

- Fully detached home with good size driveway
- 3 bedrooms and 2 reception areas
- Impressive kitchen diner
- Downstairs bathroom and upstairs Jack and Jill en-suite
- Leigh Broadway and Leigh Road shopping facilities close by
- Generous rear garden
- Versatile accommodation
- Delightful rear garden
- Walking distance to Chalkwell Beach, Park and Station
- Short walk to Westcliff Grammar School for Boys and Girls

Holyrood Drive

Westcliff-On-Sea

£500,000

Price Guide



Holyrood Drive



Frontage

Paved driveway with side access to garden, space for two vehicles.

Entrance 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

16'0" x 11'6"

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

Kitchen-Diner

13'5" x 10'6"

Double glazed UVPC bifold doors from dining area lead to garden. Fireplace with cast iron grate to the dining area.

Kitchen Area

9'6" x 8'7"

Double glazed window to the rear aspect. Inset 1½ 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.

Dining Room

13'3" x 10'5"

UVPC double glazed window to rear.

Bedroom Three (Ground Floor)

14'2" x 12'7"

UVPC double glazed bay window to front, radiator.

Bathroom

8'8" x 5'7"

Three piece suite comprising of low-level w/c, pedestal hand wash basin, panelled bath with showerhead attachment and glass shower screen, tiled flooring, tiled walls, double glazed obscure glass window to side.

First Floor Landing

Doors to:

Bedroom One

14'2" x 11'8"

Double glazed window to front and side, storage/dressing room to rear, access to Jack & Jill Ensuite.

Bedroom Two

12'9" x 11'5"

Double glazed window to rear and side, access to Jack & Jill Ensuite.

Jack and Jill En-Suite

14'10" x 5'2"

Three piece suite comprising of low level WC, pedestal hand wash basin, shower cubicle, part tiled walls, access to ensuite via Bedroom One & Bedroom Two.

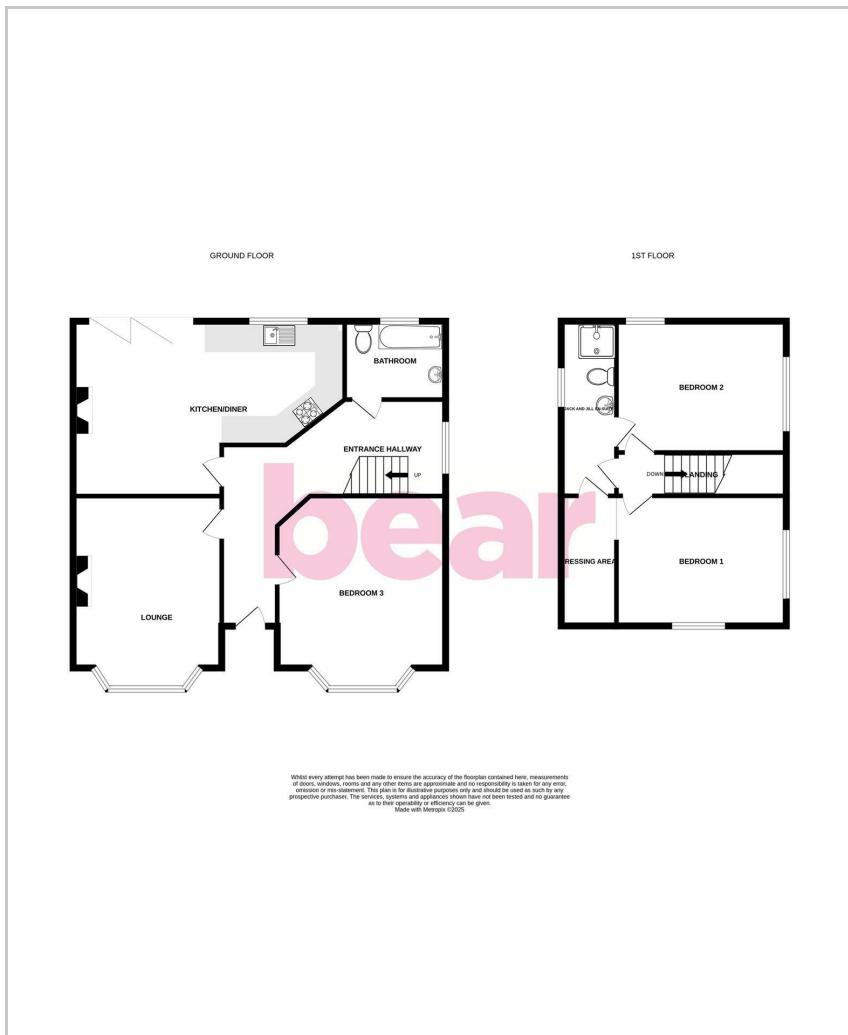
Rear Garden

45' x 35'

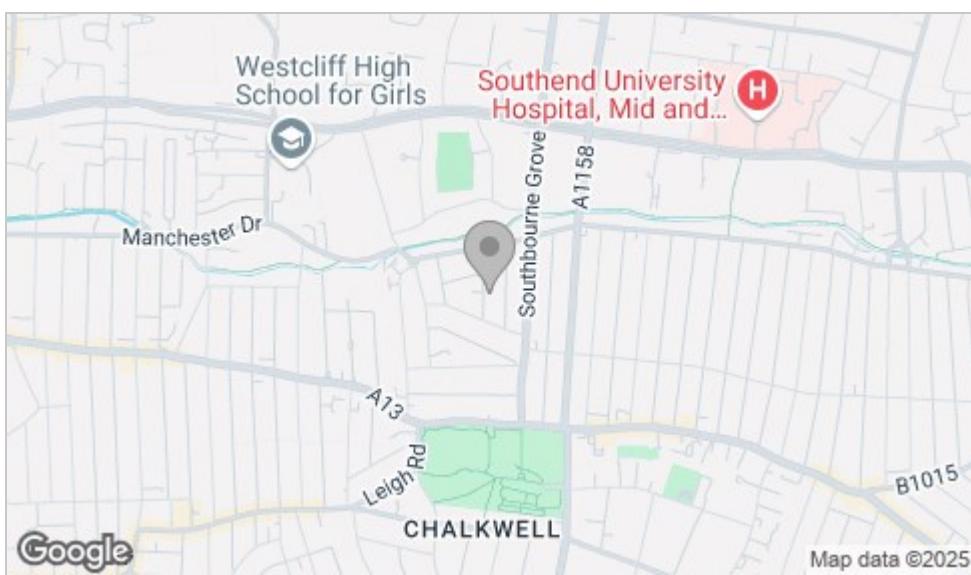
Raised decked area. leading to large well looked after lawn, mature shrubs and trees, further decked area to rear of garden, shed to remain.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	