



\* BUNGALOW MOMENTS FROM WESTCLIFF STATION AND CHALKWELL BEACHFRONT \* ESPECIALLY QUIET CUL-DE-SAC \* PARKING FOR TWO \* AMENITIES AND BUS LINKS AROUND THE CORNER \* PRIVATE COURTYARD GARDEN \* NO ONWARD CHAIN \* TWO REFURBISHED BATHROOMS \* This bungalow sits in an enviably quiet location but still only a walk from the beachfront and Westcliff Station for London commuters. The accommodation is comprised of; two allocated parking spaces, a private courtyard garden, an open-plan kitchen/reception room with additional storage, two double bedrooms, an en-suite shower room and a three-piece family bathroom. There are a range of amenities and bus links around the corner on Hamlet Court Road and the London Road and there is a fantastic school catchment, with Barons Court, Milton Hall and Belfairs Academy all on offer with the grammar schools in close proximity. The property is available to view now and is offered with no onward chain!

- Private parking for two
- Quiet cul-de-sac
- Chalkwell beachfront minutes away
- Open-plan kitchen-reception room
- Amenities and bus links on hamlet Court Road and the London Road
- Private courtyard garden
- Short walk to Westcliff Station
- Two refurbished bathrooms
- Modern fitted kitchen
- No onward chain

## Hamlet Court Road

Westcliff-on-Sea

**£250,000**

Offers Over



# Hamlet Court Road



## **Parking/Frontage**

Accessed via Preston Road there are two allocated parking spaces to the far-right of the parking area, a UPVC double glazed obscured front door leading to:

## **Kitchen-Reception Room**

16'7" × 12'9"

UPVC double glazed window to front aspect, large walk-in storage cupboard with double doors, radiator, skirting, wood effect laminate flooring, white gloss kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, integrated washing machine, four ring burner hob with stainless steel extractor hood over, ceramic sink with drainer and chrome mixer tap, laminate worktops and splashbacks.

## **Bedroom One**

11'1" × 9'2"

UPVC double glaze bifolding doors for access to the private garden, access to the en-suite, radiator, skirting and wood effect laminate flooring.

## **En-Suite to Bedroom One**

6'6" × 5'2"

Tiled shower cubicle with drencher head and secondary shower attachment, WC, chrome towel radiator, partial wall tiling, vanity unit with wash basin and chrome mixer tap, extractor fan, floor tiling.

## **Bedroom Two**

10'7" × 9'1"

UPVC double glazed window to front aspect, radiator, skirting and wood effect laminate flooring.

## **Three-Piece Family Bathroom**

9'3" × 6'2"

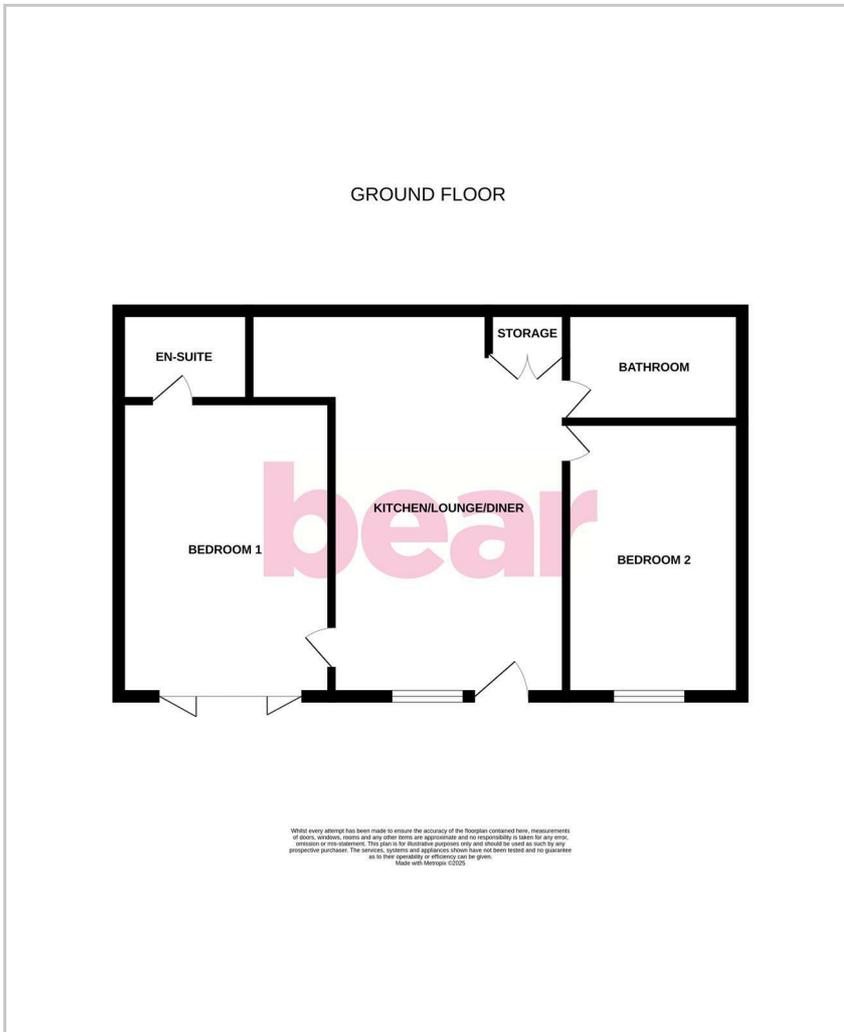
Tiled bath area with shower over, vanity unit with wash basin, WC, chrome towel radiator, extractor fan, spotlighting, partial wall tiling and a tiled floor.

## **Private Garden**

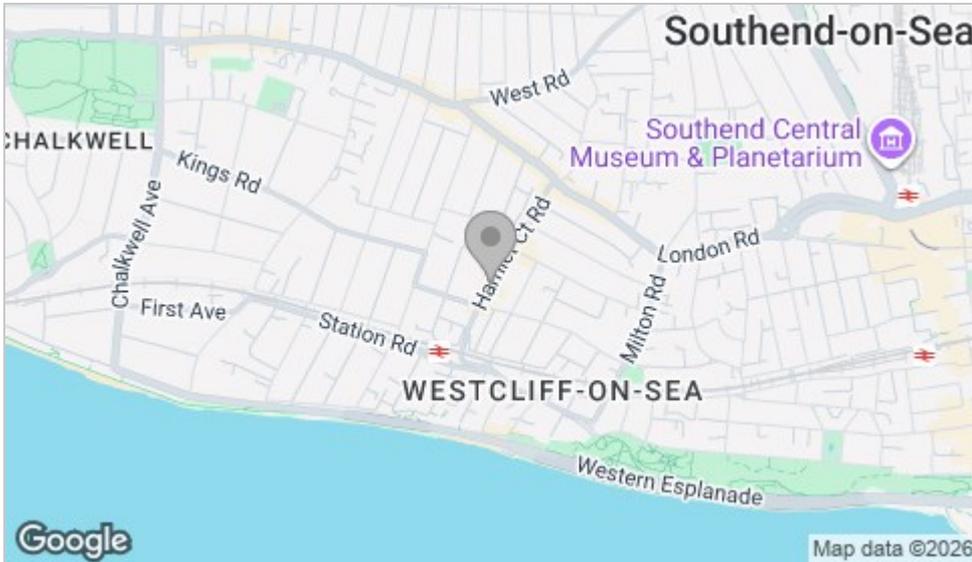
Private front garden, retaining wall with railings and a swing gate, a paved patio with access through bifold doors to bedroom one.



# 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.

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## Energy Efficiency Graph

