



\* MOMENTS FROM WESTCLIFF STATION AND CHALKWELL BEACHFRONT \* ESPECIALLY QUIET CUL-DE-SAC \* PARKING FOR TWO \* AMENITIES AND BUS LINKS AROUND THE CORNER \* PRIVATE WEST-FACING REAR GARDEN \* NO ONWARD CHAIN \* REFURBISHED BATHROOM \* DOWNSTAIRS W/C \* This three-bedroom semi-detached home is positioned on a very quiet cul-de-sac just a walk from Chalkwell beachfront and Westcliff Station for London commuters. The accommodation is comprised of; two allocated parking spaces immediately in front of the entrance, a spacious hallway with access to the downstairs W/C, an open-plan kitchen/reception room with bifolding doors out to the private west-facing garden, an outbuilding which could be used as a home office, three very-well proportioned bedrooms upstairs and a refurbished 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
- Minutes walk from Westcliff Station for London commuters
- Refurbished three-piece family bathroom
- Downstairs W/C
- Amenities and bus links around the corner
- Private west-facing rear garden
- Especially quiet cul-de-sac
- Open-plan living
- Walk to Chalkwell beachfront
- No onward chain

## Hamlet Court Road

Westcliff-on-Sea

**£300,000**

Offers Over



# Hamlet Court Road



## **Parking/Frontage**

Accessed via Preston Road there are two parking spaces directly in front of the UPVC double glazed and obscured entrance door, which leads to:

## **Entrance Hallway**

Access to downstairs WC, carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, skirting wood effect laminate flooring.

## **Downstairs W/C**

Vanity unit with wash basin and chrome mixer tap, tiled splashback, WC, spotlighting, extractor fan, chrome towel radiator, tiled skirting and flooring.

## **Kitchen-Reception Room**

18'11" x 4'0" x 20'0" > 12'0" x 4'11"

UPVC double glazed bifolding doors for access to the private west-facing rear garden, modern white gloss kitchen units both wall-mounted and base level comprising; boiler/airing cupboard, integrated fridge/freezer, integrated dishwasher, integrated washing machine, four ring burner hob with stainless steel extractor hood over and an integrated oven, ceramic sink with drainer and chrome mixer tap, laminate worktops and splashbacks, spotlighting, two radiators, skirting, wood effect laminate flooring.

## **Bedroom One**

12'0" x 12'0"

UPVC double glazed rear window, radiator, skirting, carpet.

## **Bedroom Two**

13 x 7

UPVC double glazed rear window, radiator, skirting, carpet.

## **Bedroom Three**

10'0" x 8'0"

UPVC double glazed window to front aspect, radiator, skirting, carpet.

## **Three-Piece Family Bathroom**

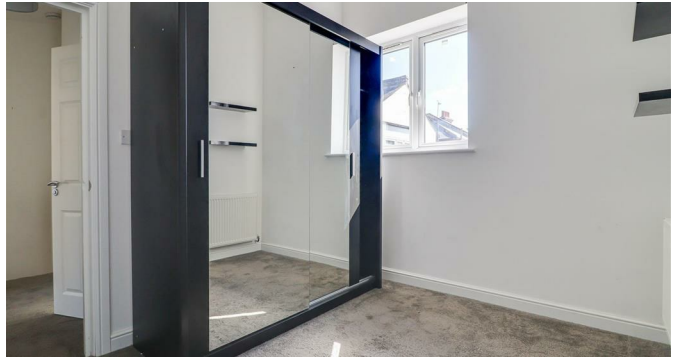
UPVC double glazed obscured window to front aspect, bath with drencher head and secondary shower attachment, partially tiled walls, WC, chrome towel radiator, vanity unit with wash basin and chrome mixer tap, extractor fan, tiled floor.

## **Private West-Facing Rear Garden**

Paved patio with the remainder laid to lawn, with fencing, rear access to Hamlet Court Road and access to the substantial outbuilding.

## **Outbuilding**

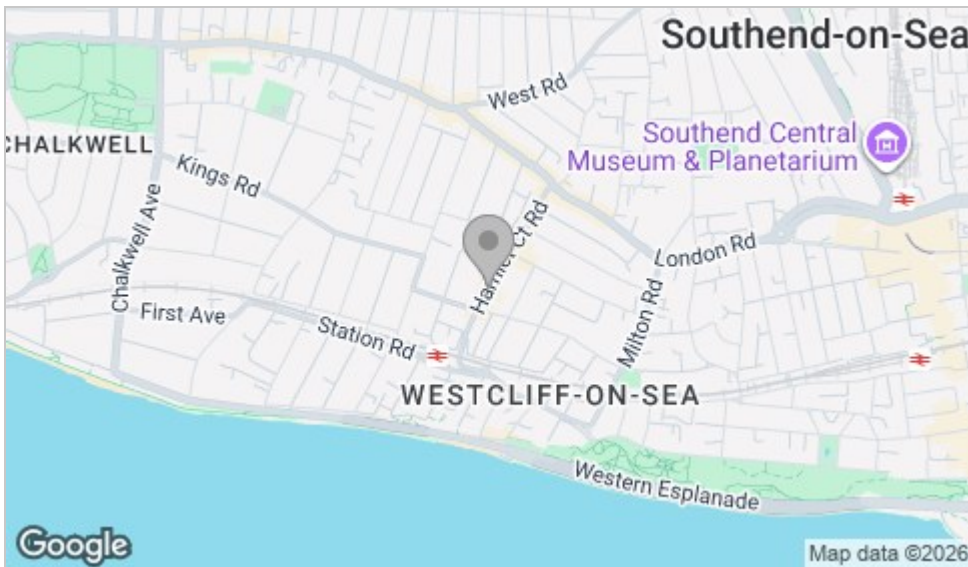
UPVC double glazed front door and window, could be perfect for a home office.



# 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

