



FOR SALE

**Ditton Court Road,
Westcliff-On-Sea SS0 7HG**

£630,000 Freehold

- Exquisitely Presented Semi Detached House
- Five Bedrooms
- Kitchen Diner with Utility
- Bathroom, En-Suite & Cloakroom
- Garage & Off Street Parking
- Private Rear Garden
- Convenient for Local Amenities
- Moments from Rail Station
- Great Location For Schools
- Short Walk to Seafront

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

We are proud to offer to the sales market this superb 5 bedroom semi detached family home. The impressive property is situated within a stones throw from Westcliff-On-Sea Station and Hamlet Court Road boasting from a parade of boutique cafes, popular bistros and shopping facilities. The property benefits further from off street parking, garage and private rear garden.

The accommodation is comprised of a large character filled

lounge, spacious 2nd reception room currently being used as a play room / office, downstairs W/C, large open plan kitchen diner, separate utility room, 5 bedrooms with the main bedroom boasting an ensuite shower room and separate family bathroom. Externally the home offers a large landscaped garden, off street parking for 2 cars and a garage.

The property is exquisitely presented throughout and is situated in a popular sought after quiet road, we strongly advise arranging a viewing of this impressive family home.

Entrance

Original tiled path way, new 5 lock security front door, internal porch, tiled flooring, original front door leading in to hallway.

Hallway

Engineered wood flooring, skirting board, coving, large radiator, spot lights, doors leading to all rooms.

Lounge

Engineered wood flooring, coving cornice, ceiling rose, skirting board, double glazed bay window to front aspect, feature fireplace, two radiators, fitted shutter blinds.

Playroom / Office

Engineered wood flooring, large radiator, double glazed windows to side and rear aspects, skirting board, coving cornice.

Kitchen Diner

Engineered wood flooring, spot lights, skirting board, double glazed door to side and rear aspect, mixture of low level and wall mounted kitchen cabinetry, 5 ring gas hob, subway tiling splash back, integrated dishwasher, oven, microwave, extractor fan and fridge freezer. stainless steel sink with mixer tap and draining board. door leading to utility room.

Utility Room

Engineered wood flooring, mixture of low level and wall mounted kitchen cabinetry, stainless steel sink and draining board, subway tiling splash back, space for washing machine and separate tumble dryer, spotlights.

Downstairs W/C

Tiled flooring, W/C, hand wash basin, spot lights.

Landing

Fitted carpet, spot lights, loft access hatch, doors to all rooms.

Bedroom 1

Fitted carpet, double glazed bay window to front aspect, shutter blinds, feature fireplace, ceiling rose, skirting board, coving cornice, door to ensuite.

Ensuite

Tiled flooring, part tiled walls, large shower, hand wash basin, W/C, heated towel rail.

Bedroom 2

Fitted carpet, fitted light fixture, skirting board, double glazed window to side and rear aspect, large radiator.

Bedroom 3

Fitted carpet, skirting board, hanging light fixture, large double glazed window to rear aspect, large radiator.

Bedroom 4

Fitted carpet, skirting board, large double glazed window to side aspect, radiator, light fixture.

Bedroom 5

fitted carpet, double glazed window to front aspect, shutter blinds, hanging light fixture, skirting board, radiator.

Family Bathroom

Tiled flooring, part tiled walls, large P shaped bath with shower above complete with deck shower attachment, double glazed obscure window to side aspect, hand wash basin with large vanity units beneath, heated towel rail, fitted mirror.

Off Street Parking

Off street parking for 2 cars on driveway. Separate garage

Garden

Large landscaped garden, large patio area to side and back of property, potential for side and rear extensions.



GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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	53	
	(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	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

appointmoor

- facebook.com/appointmoor
- Instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk