



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Awaiting EPC



34 Hillway, Westcliff-on-Sea, Essex, SS0 8QA
Guide Price £900,000-£950,000

A greatly extended character home that is fully detached and offers a 22' 4" kitchen family room, three reception rooms and high specification throughout. This traditional home is located on the ever popular 'Chalkwell Hall Estate' and is therefore walking distance to Leigh Broadway's shopping facilities, the Beach front and Chalkwell Station. Chalkwell Park is also very close by.



- Imposing detached home
- Extended to side and rear
- 4 bedrooms
- 3 reception rooms
- Own driveway for numerous vehicles
- Stunning 22' 4" kitchen family room
- Downstairs cloakroom
- Chalkwell Park Nearby
- Short walk to Chalkwell Station
- Walking distance to Beach front



FRONTAGE: Driveway for numerous vehicles, electric garage door giving access to storage area, access to porch area and side access to rear garden.

PORCH: Double hard wood doors, tiled floor and solid front door to:

HALLWAY: Stairs to first floor landing, under stairs storage cupboard, house alarm system, radiator with cover and karndean flooring.

LOUNGE: 15' 6" x 13' (4.72m x 3.96m) Bay windows to front, fireplace with decorative surround, radiator with cover and karndean flooring.

DOWNSTAIRS TOILET: Obscure window to side, radiator, low level WC, wall hung wash basin and karndean flooring.

KITCHEN FAMILY ROOM: 22' 4" x 20' 8" (6.81m x 6.3m) Kitchen Area

Window to side, contemporary shaker style kitchen with a range of wall and base level units with granite worktops, inset sink with draining grooves, 5 ring gas hob and extractor, integral appliances such as dishwasher, washing machine, two single ovens and microwave. There is space for an american fridge freezer, cupboard housing wall mounted boiler, cupboard housing waste bin and karndean flooring. There is also an impressive island centrepiece which has a large integral wine fridge and an overhang creating a breakfast bar.

Lounge Area

Aluminium bi-folding doors to rear with shutter blinds, velux windows to rear, vertical radiator and karndean flooring.

Dining Area

Coved ceiling, fireplace, radiator with cover, karndean flooring and opening to:

PLAY ROOM: 17' x 6' 6" (5.18m x 1.98m) Velux window to side, electric radiator and carpet.

STUDY: 10' 3" x 6' 8" x 6' 7" Velux window to side, window to rear with shutter blinds, electric radiator and carpet.

LANDING: Loft hatch, smoke alarm, storage cupboard, window to side and carpet.

BEDROOM ONE: 15' 6" x 13' (4.72m x 3.96m) Bay windows to front, coved ceiling, fitted wardrobes, radiator with cover and carpet.

BEDROOM TWO: 12' 7" x 10' 9" (3.84m x 3.28m) Window to rear with shutter blinds, coved ceiling, radiator and carpet

BEDROOM THREE: 9' 6" x 7' 3" (2.9m x 2.21m) Window to rear with shutter blinds, coved ceiling, radiator and carpet.

BEDROOM FOUR: 8' 7" x 7' 7" (2.62m x 2.31m) Window to front, coved ceiling, radiator and carpet.

BATHROOM: Obscure window to side, panelled bath, concealed cistern WC, wall hung wash basin, corner shower unit, heated towel rail, tiled floor and part tiled walls.

REAR GARDEN: Commences patio area, mainly artificial lawn area with flower and shrub borders, patio area to rear and access to front drive.