



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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**9 Merilies Close, Westcliff-on-Sea, Essex, SSO OAE Guide Price £1,000,000**

\* Guide Price £1,000,000 to £1,100,000 \* an enormous detached residence that is discretely nestled within a popular road and that sits on a huge secluded plot. The property is incredibly spacious throughout and has well planned accommodation laid out across three levels. There is also an annexe area that could be made separate from the main house ideal for an elderly relative or a teenage family member. The location of this superb family home means that you are only a short distance to Chalkwell Station, Leigh Broadway's shopping facilities & the estuary front.

- Guide Price £1,000,000- £1,100,000
- 4,500 sq ft (Approx)
- 7 Bedrooms
- 6 Bathrooms
- Annex Accommodation
- Large West Backing Plot



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**FRONTAGE:** Large driveway creating ample parking, side access to rear, access to garage, solid front door leading to:

**HALLWAY:** Stairs rising to first floor, under stairs storage, storage cupboard, radiator, carpet.

**STUDY:** 13' 2" x 11' 2" (4.01m x 3.4m) Windows to front, radiator, carpet.

**SHOWER ROOM:** Pedestal wash basin, low level WC, shower cubicle, heated towel rail, extractor fan, radiator, tiled floor.

**LOUNGE:** 29' 7" x 15' (9.02m x 4.57m) window to front, radiators, fireplace with marble surround, french doors to rear leading to:

**CONSERVATORY:** 19' 9" x 14' (6.02m x 4.27m) French doors and windows to rear garden, radiator, tiled floor.

**KITCHEN BREAKFAST ROOM:** 20' 8" x 20' 5" > 16' 4" Windows and door to rear, wall and base level units with island and roll top worktops, 1.5 sink and drainer, tiled splash backs, integral dishwasher, integral washing machine, space for american fridge freezer, space for range cooker with extractor fan above, wine rack, laminate flooring, double doors leading to:

**SITTING ROOM:** 15' 9" x 14' 9" (4.8m x 4.5m) French doors to rear, radiator, carpet.

**FIRST FLOOR LANDING:** Stairs rising to second floor, storage cupboards, carpet.

**BEDROOM ONE:** 20' 5" x 15' > 13' 2" Windows to rear, radiators, carpet, door to:

**EN-SUITE:** Corner bath, pedestal wash basin, low level WC, heated towel rail, extractor fan, tiled floor.

**BEDROOM TWO:** 13' x 13' 2" (3.96m x 4.01m) Windows to front, radiator, carpet, door to:

**EN-SUITE:** Bath with shower over, pedestal wash basin, low level WC, radiator, tiled walls, carpet.

**BEDROOM THREE:** 15' 5" x 15' (4.7m x 4.57m) Window to rear, radiator, carpet.

**FAMILY BATHROOM:** Window to front, shower cubicle, panelled bath, low level WC, pedestal wash basin, radiator, tiled walls and floor.

**BEDROOM FOUR:** 15' 1" x 13' 2" (4.6m x 4.01m) Window to front, radiator, carpet.

**SECOND FLOOR LANDING:** Skylight window, carpet.

**BEDROOM FIVE:** 26' 4" x 21' 6" > 17' Window to rear, skylight window, radiators, carpet, door to:

**DRESSING/STORAGE ROOM:** 8' 6" x 7' 9" (2.59m x 2.36m) Storage shelves, radiator, carpet.

**BEDROOM SIX:** 23' 9" x 22' > 11' 9" Windows to front and rear, radiators, carpet.

**BATHROOM:** Velux window to front, jacuzzi bath with shower over, pedestal wash basin, low level WC, heated towel rail, tiled walls and floor.

**ANNEXE ACCOMMODATION:**

**LOUNGE/KITCHEN BREAKFAST ROOM:** 31' 4" x 21' 6" > 17' (9.55m) Windows to front, french doors to rear leading to garden, stairs rising to first floor, wall and base level units with island and roll top worktops, sink and drainer, oven with gas hob and extractor, integral washing machine, integral dishwasher, integral fridge freezer, laminate floor, storage cupboard.

**FIRST FLOOR LANDING:** Storage cupboards, radiator, carpet.

**BEDROOM SEVEN:** 12' 5" x 11' 3" (3.78m x 3.43m) Window to rear, radiator, carpet.

**BATHROOM:** Window to front, panelled bath, low level WC, pedestal wash basin, shower cubicle, radiator, tiled walls, carpet.

**UNOVERLOOKED REAR GARDEN:** Commences decking area with inset jacuzzi, mainly laid to lawn with shrub and tree borders, patio to rear with feature pond, side access to front, access to main house and annexe, access to garage.

**GARAGE:** 18' 6" x 11' 8" (5.64m x 3.56m) Electric up and over entry door, door to side, wall mounted boiler.

**PLEASE NOTE:** There is a 6 Camera CCTV & full alarm system.