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## Holyrood Drive, Westcliff-On-Sea Offers in the region of £550 000

Aspire Estate Agents are delighted to present this immaculate three-bedroom chalet bungalow, offering a perfect blend of modern comfort and classic charm.

Meticulously maintained and beautifully presented throughout, this property serves as an ideal family home or a peaceful retreat for those seeking a quiet yet well-connected lifestyle.

Upon arrival, you're greeted by a welcoming driveway that provides convenient off-street parking for multiple vehicles. Stepping inside, the bright and spacious entrance hallway sets the tone for the rest of the home, offering a warm and inviting atmosphere.

The generously sized lounge provides a cosy and comfortable space to unwind, perfect for both entertaining guests and relaxing. Its ample size allows for versatile furniture arrangements, creating a relaxing retreat from everyday life.

At the heart of the home lies the stunning modern kitchen diner, designed with both functionality and style in mind. This expansive space boasts sleek cabinetry, ample storage, and plenty of countertop space, along with room for all essential appliances. The dining area, seamlessly integrated into the kitchen, is ideal for family meals or hosting dinner parties. Large windows and sliding glass doors flood the room with natural light, creating a bright and airy atmosphere while offering direct access to the garden.

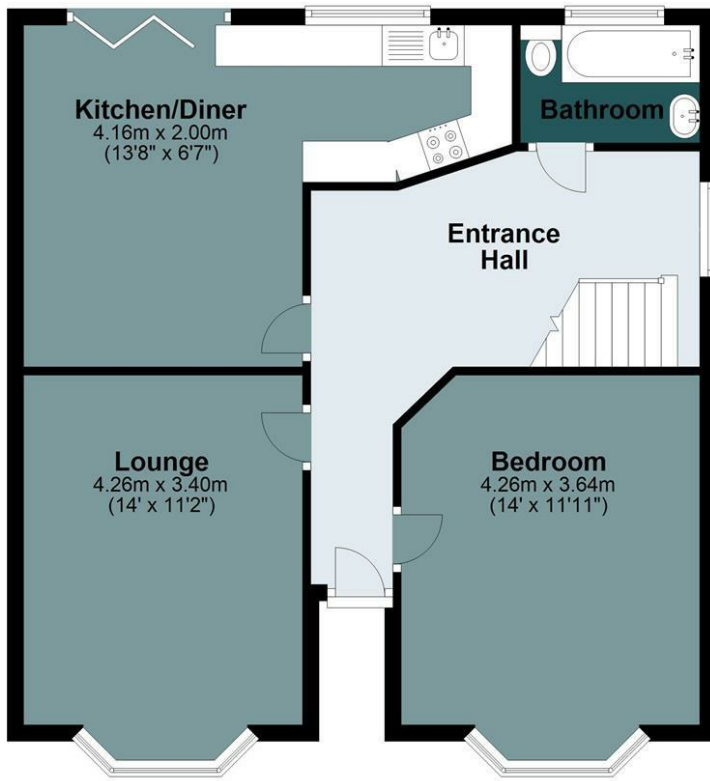
The ground floor also includes a generously sized double bedroom, perfect as a master suite or guest bedroom, featuring plenty of wardrobe space and a contemporary three-piece family bathroom.

Ascending to the first floor, you will find two further well-proportioned bedrooms, each providing a serene and cosy environment to relax and unwind after a long day. Both bedrooms offer ample storage space, with

Hallway	12'9" x 11'5" (3.89m x 3.48m)
Front door into entrance hallway, stairs to first floor landing, double glazed window to side, doors to:	Double glazed window to rear and side, access to Jack & Jill Ensuite.
Lounge	Ensuite
16'0" x 11'6" (4.88m x 3.51m)	Three piece suite comprising of low level WC, pedestal hand wash basin, shower cubicle, part tiled walls, access to ensuite via Bedroom One & Bedroom Two.
UVPC double glazed bay window to front, fireplace, double radiator.	Rear Garden
Kitchen	Decked area to front and rear with remainder laid to lawn.
13'3" x 10'6" (4.04m x 3.2m)	Front Garden
Fitted with a range of base and wall mounted units, roll edge work surfaces, sink and drainer unit incorporated, integrated oven, hob and extractor hood, integrated dishwasher, space for fridge freezer, double glazed window to rear.	Paved driveway with side access to garden, space for two vehicles.
Dining Room	Agents Note
13'3" x 10'6" (4.04m x 3.2m)	Council Tax Band D
UVPC double glazed window to rear.	
Bedroom Three (Ground Floor)	
14'2" x 12'8" (4.32m x 3.86m)	
UVPC double glazed bay window to front, radiator.	
Bathroom	
Three piece suite comprising of low level WC, pedestal hand wash basin, panelled bath with showerhead attachment and glass shower screen, tiled flooring, tiled walls, double glazed obscure glass window to side.	
First Floor Landing	
Doors to:	
Bedroom One	
14'3" x 11'9" (4.34m x 3.58m)	
Double glazed window to front and side, storage/dressing room to rear, access to Jack & Jill Ensuite.	
Bedroom Two	

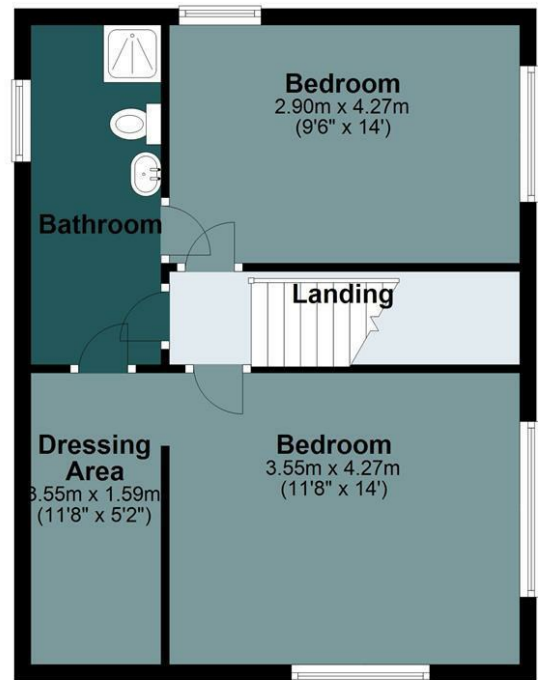
### Ground Floor

Approx. 68.6 sq. metres (738.7 sq. feet)



### First Floor

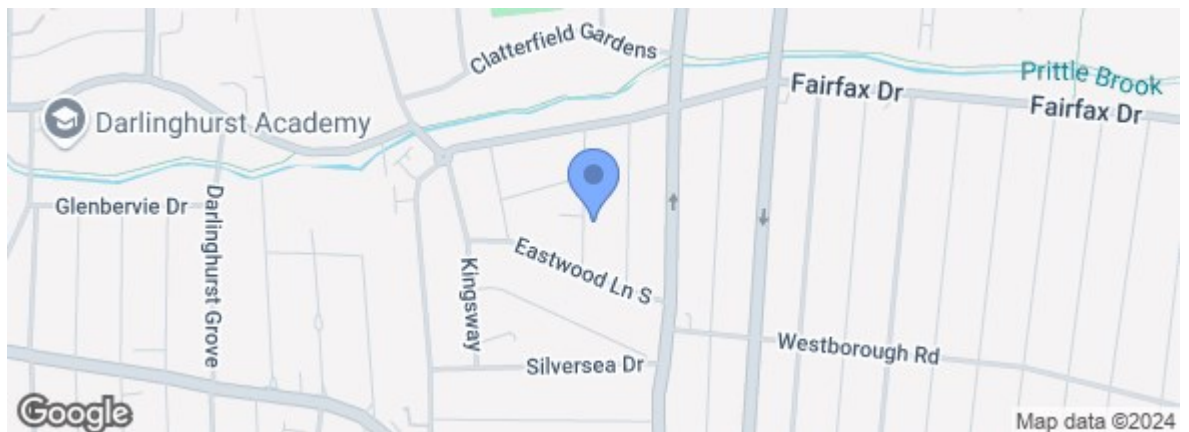
Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 115.0 sq. metres (1237.9 sq. feet)

### Holyrood Gardens, Westcliff

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	66
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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