

# bear

*Estate Agents*



\*\* THREE DOUBLE BEDROOMS AND EN SUITE TO THE PRINCIPAL BEDROOM \*\*

A Stunning three double bedroom double terraced family home just a stones throw away from the seafront, Westcliff Train Station and popular amenities. Boasts well presented open plan living, two bathrooms and a utility room/w.c. Guide Price £500,000-£525,000.

- Stunning Family Home
- Large Bay Fronted Lounge/Diner
- Utility Room/w.c
- Luxury Three Piece Bathroom
- Low-Maintenance Garden
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Three Double Bedrooms
- En-Suite Shower Room to the Master Bedroom
- Close to Major c2c Rail Links

## Holland Road

Westcliff-on-Sea

**£500,000**

Price Guide



# Holland Road



Bear Estate Agents are thrilled to bring to the market this incredibly well presented terraced family home, situated just minutes from the picturesque seafront. The property further benefits from being within walking distance of Westcliff Train Station, offering commuters easy access to London on the C2C line. There are ample shops and eateries close by, as well as bus connections and well-regarded schools.

This beautiful family home boasts deceptively spacious living accommodation throughout. A extensive open plan lounge/diner that benefits from having a bay window sits to the front. There is a large modern fitted kitchen on the ground floor, along with a W.C. To the first floor, the master bedroom is complemented by a bay window and has the added benefit of having an en-suite shower room. There are a further two double bedrooms, plus a three piece bathroom on this floor. Externally, you will find a low-maintenance garden.

## Three Bedroom Terraced House

### Porch

### Entrance Hall

Entrance door into hallway comprising smooth ceiling with pendant lighting, dado rail, stairs leading to first floor landing, wooden flooring, doors to:

### Lounge/Diner

14'10 x 13'4

Double glazed bay window to front, double glazed French doors to rear leading to rear garden, coved cornice to smooth ceiling with ceiling rose and pendant lighting, feature fireplace with log burner, radiator, wooden flooring.

### Kitchen

11'6 x 11'5

Range of wall and base level units with laminate work surfaces above incorporating sink and drainer unit with mixer tap, integrated induction hob with extractor unit above, integrated double oven, double glazed windows to rear, double glazed door to side leading to rear garden, smooth ceiling with fitted spotlights, radiator, tiled flooring, door to:

### Utility Room/w.c

Two piece suite comprising wash hand basin with mixer tap, low level w/c, smooth ceiling with fitted spotlights, tiled flooring.

### Landing

Smooth ceiling with pendant lighting, carpeted flooring, doors to:

### Bedroom One

16'9 x 14'3

Double glazed box bay window to front, smooth ceiling with pendant lighting, fitted wardrobes, radiator, carpeted flooring, door to:

### En-Suite Shower Room

Three piece suite comprising shower cubicle, wall mounted wash hand basin set into vanity unit with mixer tap, low level w/c, wall mounted chrome heated towel rail, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.

### Bedroom Two

11'9 x 11'2

Double glazed windows to rear, smooth ceiling with pendant lighting, radiators, carpeted flooring.

### Bedroom Three

11'10 x 9'6

Double glazed window to rear, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

### Three Piece Bathroom

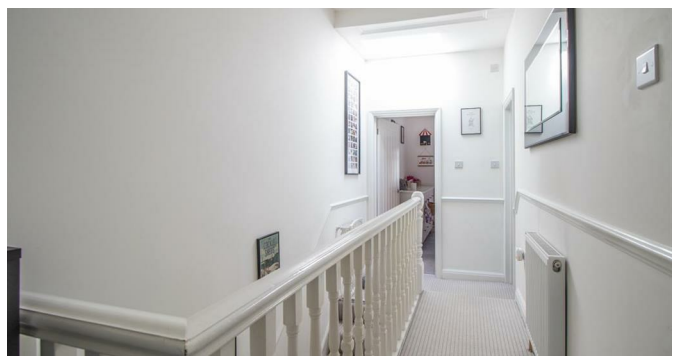
Three piece suite comprising panelled bath, wash hand basin set into vanity unit, low level w/c, double glazed obscure window to side, smooth ceiling with pendant lighting, radiator, partially tiled walls, tiled flooring.

### Garden

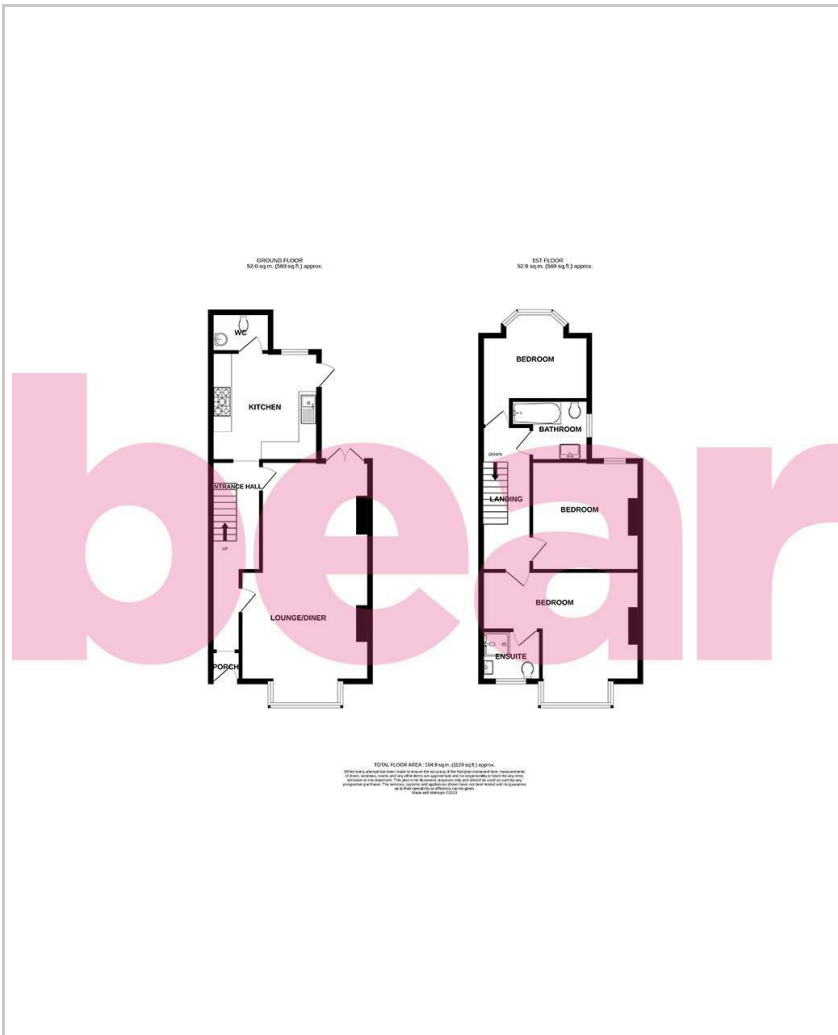
Commencing with decked seating area, remainder laid to artificial lawn, shed to side.

### frontage

Shingled pathway with stepping stones leading to front entrance door



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

