



\* £350,000 - £375,000 \* REDECORATED THROUGHOUT \* BRAND NEW KITCHEN WITH UNUSED APPLIANCES \* RENOVATED BATHROOM \* WALK TO WESTCLIFF AND PRITTLEWELL STATIONS \* WEST FACING GARDEN \* NO ONWARD CHAIN \* This characterful three bedroom family home is in a fantastic location, nearby amenities, bus links and a short walk to both Westcliff and Prittlewell Stations for commuters as well as having its kitchen and bathroom upgraded. The accommodation is comprised of; a bay-fronted lounge with original ceiling detailing, dining room which opens through into the recently renovated kitchen with all-new appliances, a conservatory to the rear and a west-facing garden. On the first floor, there are three great-sized bedrooms and a refurbished three-piece bathroom. For schooling, The Westborough School and Chase High are within the catchment area, while the prestigious grammar schools of the borough are also close by. The property has been redecorated throughout and is even being offered with no onward chain!

- West-facing garden
- No onward chain
- Renovated kitchen and renovated three-piece family bathroom
- Brand New Heating System Installed in 2024
- Three great-sized bedrooms
- Conservatory
- Beautiful original ceiling detailing and cornice
- Walk to amenities and both Westcliff and Prittlewell Stations
- Large lounge and dining rooms
- Redecorated throughout

## Hamlet Court Road

Westcliff-On-Sea

**£350,000**

Price Guide



# Hamlet Court Road



## Frontage

Garden wall with wrought iron railings and gate, planting borders and hedging, a hardstanding area and a tiled pathway leading to an overhanging from porch with an original obscured glazed wooden front door and sidelights.

## Entrance Hallway

Decorative panelled staircase rising to first floor landing with two storage cupboards underneath, radiator, original ceiling detailing, ceiling rose, dado rail, skirting and engineered wood flooring.

## Front Lounge

15'10" × 12'9"

UPVC double glazed bay fronted window, tiled feature fireplace, original ceiling detailing and cornice, radiator, skirting and engineered wooden flooring.

## Dining Room

15'0" × 11'5"

Two windows to rear aspect as well as a conservatory door and an opening through to the renovated kitchen, radiator, skirting and engineered wooden flooring.

## Renovated Kitchen

8'10" × 7'3"

UPVC double glazed window to rear aspect overlooking the garden, shaker style kitchen units both wall-mounted and base level comprising; brand new and unused appliances, stainless steel sink with drainer and brushed nickel mixer tap set into granite effect laminate worktops with tiled splashbacks, four ring burner gas hob with extractor hood over and

an integrated oven, integrated fridge/freezer, integrated dishwasher, spotlighting, boiler, tiled flooring.

## Conservatory

UPVC double glazed windows all around with a side door for garden access, tiled flooring.

## First Floor Landing

Dado rail, skirting, carpet and doors to all rooms.

## Master Bedroom

15'9" × 11'3"

UPVC double glazed bay-fronted window, exposed brick fireplace with wooden surround, radiator, original cornice, skirting and carpet.

## Bedroom Two

13'1" × 11'3"

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, skirting and carpet.

## Bedroom Three

8'10" × 7'2"

UPVC double glazed window to front aspect, radiator, skirting.

## Renovated Three-Piece Family Bathroom

8'9" × 7'1"

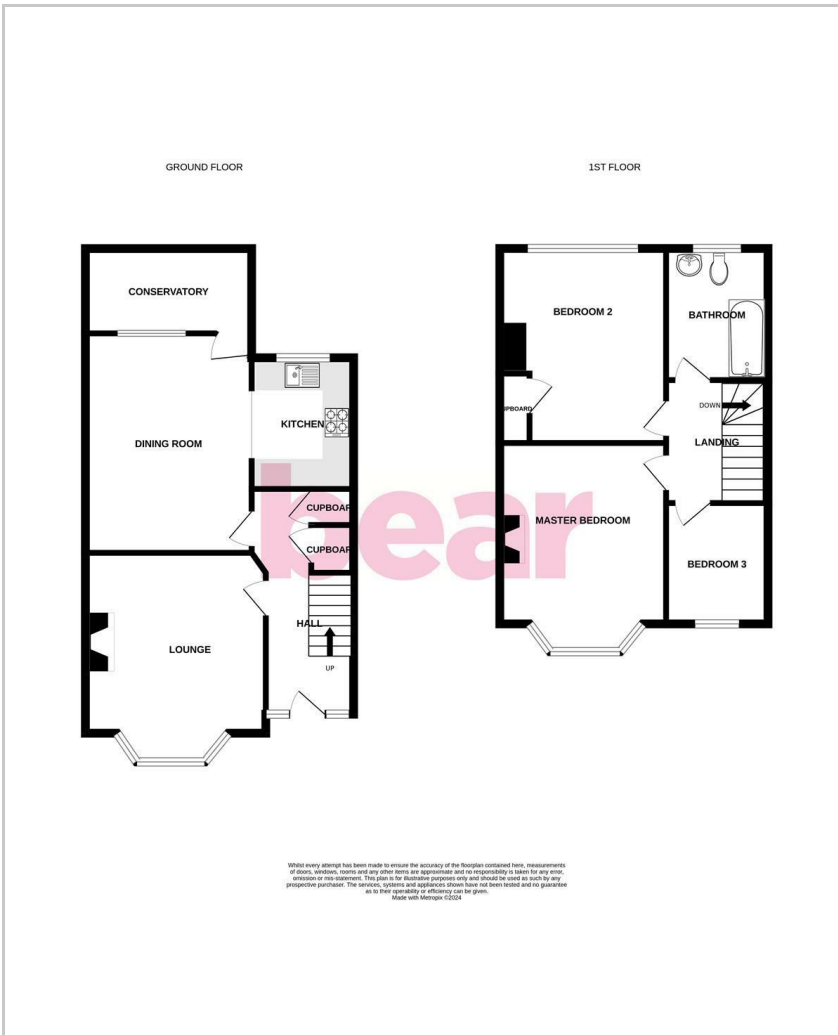
New white three-piece suite comprising; P-bath with chrome mixer tap, drencher showerhead and secondary shower attachment, vanity unit with wash basin and chrome mixer tap, low level w/c, radiator, loft access and fully tiled walls and flooring.

## West-Facing Garden

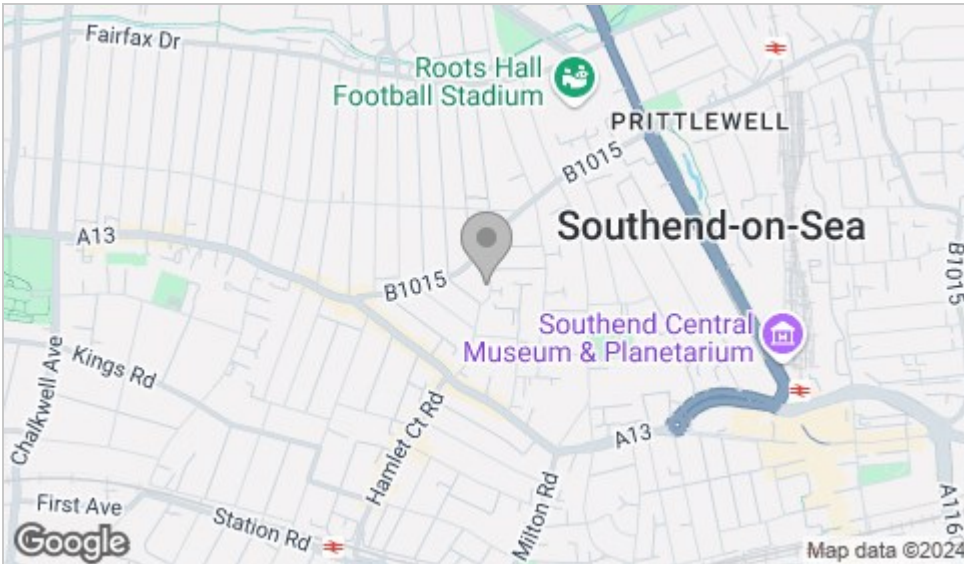
Commences with a paved patio area and the rest of the garden is mostly laid to lawn with planting and fencing.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

