



17 Hilway



# 17 Hillway Westcliff-on-Sea Essex SS0 8QA

Home Estate Agents are very excited to present this absolutely charming four bedroom detached house, standing on an elevated, west backing plot and which benefits from wonderful estuary views from most rooms and is also being offered with a complete chain above.

The accommodation comprises; entrance lobby, entrance hall, ground floor cloakroom, a kitchen/breakfast room overlooking the rear garden with a separate utility room, a west backing lounge plus a separate dining room.

The first floor boasts a spacious landing, four well appointed bedrooms which are complemented by a family bathroom and separate cloakroom.

Externally the property offers a good size west backing rear garden, a garage and ample off street parking to the front.



Situated halfway up Hillway, this lovely family home is within immediate proximity to all local amenities which includes nearby park, schools, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

The property is approached via double glazed entrance door leading to:

### Entrance Porch 6'8 x 3'7

Double glazed windows to front aspect, carpeted, solid wood entrance door leading to:

### Entrance Lobby 7' x 5'2

Double glazed window to side aspect, carpeted, built-in under stairs storage cupboard, steps leading up to:





**Dining Room 15'11 (into bay) x 12'6**

Double glazed bay window to front aspect, carpeted, extensive range of bespoke fitted storage cupboards and eye level cupboards, cornice to ceiling, picture rail, radiator.

**Inner Lobby 12'6 x 6'2 (max)**

Split level hall which is carpeted, built-in storage cupboards, doors to:

**Lounge 16'4 x 13'6**

Double glazed patio doors to rear giving access to the garden, carpeted, feature brick built fireplace with inset gas fire, double glazed high level window to side aspect, coved ceiling, radiator.

**Utility Room 12'8 x 8'5**

Double glazed window and door to side aspect, range of fitted base and eye level units, appliance space and plumbing for washing machine, inset stainless steel sink unit, radiator, door to:

**Ground Floor Cloakroom 4'7 x 2'7**

Double glazed obscure window to side aspect, low level WC, wall mounted wash hand basin, radiator.

**First Floor Landing 24'1 x 12'6 (reducing to) 3'3**

An impressive and spacious landing with double glazed windows to front and side aspect with estuary views,



**Entrance Hall 10'9 x 9'**

Stairs leading to the first floor landing, double glazed window to side aspect, oak wood flooring, radiator, access to inner hall, doors to:

**Kitchen/Breakfast Room 11'10 x 11'10**

Double glazed windows to rear and side aspects. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated double oven, ceramic hob with extractor hood over, further range of matching eye level wall mounted units, appliance space for fridge/freezer, plumbing for dishwasher, radiator, double glazed door to the rear garden.



carpeted, picture rail, access to loft space, large radiator, doors to:

**Bedroom One 15'10 (into bay) x 12'7**

Double glazed bay window to front aspect with estuary views, carpeted, range of fitted wardrobes and drawers, twin built-in wardrobes, cornice to ceiling, radiator.

**Bedroom Two 11'11 x 11'11**

Double glazed windows to rear and side aspects with estuary views, carpeted, built-in storage cupboard, wash hand basin with vanity unit beneath, cornice to ceiling, radiator.

**Bedroom Three 9'3 x 8'11**

Double glazed window to front aspect, carpeted, range of fitted wardrobes, dressing table and mirror, radiator.

**Bedroom Four 8'11 x 8'11**

Double glazed window to rear aspect, carpeted, range of fitted wardrobes, dressing table with mirror, radiator.

**Bathroom 8'8 x 6'4**

Double glazed obscure window to rear aspect, bath with shower over, wash hand basin with vanity unit beneath, fully tiled to surrounding walls, radiator, towel rail, airing cupboard housing water tank with shelving.

**Separate WC 5' x 3'2**

Double glazed obscure window to side aspect, low level WC.

**Externally**

**Rear Garden**

The property benefits from a great size west backing rear garden commencing with an attractive paved patio to the immediate rear with the remainder being laid to lawn with flower and shrub borders. Access to garage.

**Garage**

With double opening doors.

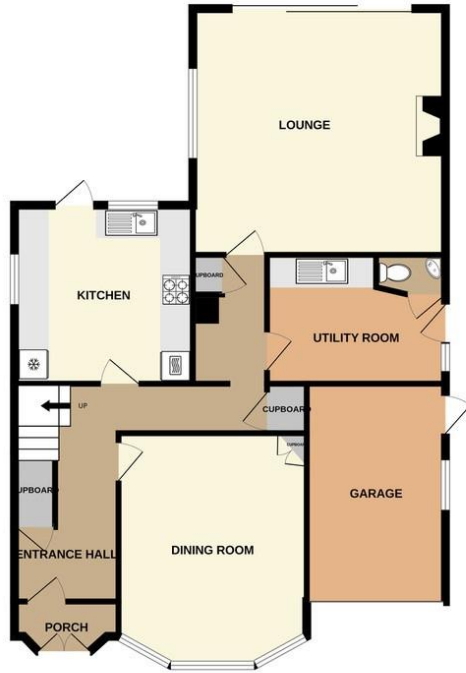








GROUND FLOOR  
1024 sq.ft. approx.



1ST FLOOR  
711 sq.ft. approx.



TOTAL FLOOR AREA: 1735 sq.ft. approx.  
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## Guide Price £825,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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