



22 Leasway

22 Leasway Westcliff-on-Sea Essex SS0 8PB

Home Estate Agents are proud to present this surprisingly spacious and cleverly extended four bedroom detached family house, standing on a much larger than average plot which boasts a heated swimming pool and a sweeping in and out driveway to the front.

The accommodation comprises; entrance porch, a grand entrance hall, formal lounge which overlooks the rear garden, a separate dining room plus an exceptionally large open plan kitchen/diner & family room which again overlooks the rear garden. There is also a cloakroom, separate utility room and additional shower room to the ground floor.

To the first floor there is a spacious landing, a family bathroom plus three large well appointed double bedrooms including a master bedroom with an en suite and separate dressing room (which could be utilised as a fourth bedroom if required). There are also two loft rooms to the second floor along with an en suite cloakroom.

Externally the property sits on a larger than average plot commencing with a raised patio area and large lawn area with a mature range of flower and shrubs. There is also an



additional area of garden with a heating swimming pool and large terrace.

To the front there is a block paved sweeping in and out driveway providing off street parking for several vehicles giving access to an attached garage.

Situated on Leasway, a much sought-after residential road within the 'Chalkwell Hall Estate' in Westcliff-on-Sea, this exceptional detached house is within immediate proximity of nearby seafront, local park 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. The property also falls within catchment for Chalkwell Hall Schools.

Accommodation Comprises

Entrance

Part glazed entrance door leading to:

Entrance Porch 4'11 x 3'4

Obscure glazed leadlight window to front, flooring, further door to:

Entrance Hall 16'1 x 11'7

A very grand and welcoming entrance hall with glazed leadlight windows to front & side aspect, wood flooring, feature fireplace with attractive surround, tiled backing, coving to smooth plastered ceiling, exposed beams. Doors to dining room, open plan to inner hallway.



Lounge 28'6 x 14'2

Double glazed leadlight windows to rear aspect with French doors leading to a raised terrace, wood flooring, feature marble effect fireplace with inset gas coal affect fire with tiled hearth, coved cornicing to smooth plastered ceiling with two ornate ceiling rose, dado rail, plaster wall moldings, two radiators, glazed door to kitchen and further door to:

Kitchen/Family Room 38'10 x 10'1

A fabulous room with two clearly divided areas as follows:-

Kitchen 17'2 x 10'1

Double glazed leadlight window to side aspect, one and half bowl sink unit inset in marble effect worktops with an abundance of cupboards and drawers beneath, further range of matching eye level wall mounted units, Rangemaster cooker to remain with fitted canopy extractor above, Bosch microwave, oven, integrated fridge, separate freezer, integrated Neff dishwasher, tiled splash backs, tiled flooring. Open plan to:

Family Room/Conservatory 21'8 x 10'1

Double glazed window to rear and side aspects, door to terrace, wall mounted air conditioning unit, tiled flooring, exposed beams to ceiling with inset spot lighting, glazed door to lounge.

Utility Room 12'9 x 8'2

A great size utility room with roof lantern, fitted with a range of base & eye level units, roll edge work surfaces with stainless steel single drainer sink unit, appliance base & plumbing for washing machine and dryer, future range of fitted floor to ceiling storage cupboards, tiled flooring, fully tiled surrounding



Dining Room 19'4 into bay x 13'5

Double glazed bay leadlight window to front aspect, wood flooring, wall mounted air conditioning unit, coved cornicing to smooth plastered ceiling with central ceiling rose, brick built fireplace with brick hearth, radiator.

Inner Hallway 19'7 reducing to 11'2 x 7'3

Stairs leading to first floor landing with understairs storage cupboard, further built-in cloaks cupboard, wood flooring, coving to smooth plastered ceiling, doors to lounge, kitchen & ground floor cloakroom.

Ground Floor Cloakroom 4'11 x 3'1

Double glazed obscure leadlight window to side aspect, low level w.c, wall mounted wash hand basin, smooth plastered ceiling, wood flooring, fully tiled to surrounding walls.

walls, smooth plastered ceiling with inset spot lighting, heated towel rail, door leading to:

Ground Floor Shower Room 10'11 x 8'5

Double glazed obscure leadlight windows to side aspect, modern suite comprising fully tiled shower cubicle, pedestal wash hand basin with mixer tap, low level w.c, bidet, tiled flooring, double glazed floor to garden, radiator.

First Floor Landing 18'8 max x 9'6

Cupboard, leadlight secondary glazed window to side aspect, carpeted, built in airing cupboard housing hot water tank, coving to smooth plastered ceiling with ceiling rose, doors to:

Master Bedroom 17'1 into bay x 13'1

Double glazed leadlight bay window to front aspect, carpeted, fitted bedside tables with matching overhead cupboards, further range of cupboards & drawers to remain, 2 radiators, door to en-suite. Open plan to:

Dressing Room 12'7 reducing to 9'5 x 11'7

Double glazed leadlight window to front aspect. An extensive range of fitted wardrobes to remain, carpeted, smooth plastered ceiling with spot lighting. Door to landing.

Agent note: Please note this room could easily be converted back to a separate double bedroom it still retains the door to the landing.

En-Suite Shower Room 9'4 x 4'7

Double glazed leadlight window to side aspect, four piece suite comprising fully tiled shower cubicle, low level w.c, bidet, pedestal wash basin with mixer tap, fully tiled surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail, radiator.

Bedroom Two 29'1 x 11'11 (plus depth of wardrobe)

Double glazed leadlight window to rear aspect, carpeted, two radiators, extensive range of floor to ceiling fitted wardrobes with matching drawers and dressing table, smooth plastered ceiling with inset spot lighting, two radiators, door to:

En-Suite Shower Room 11'11 x 3'1

Three piece suite comprising fully tiled shower cubicle, low level w.c, wash hand basin with mixer tap and vanity drawers beneath, fully tiled surrounding walls, coving to smooth plastered ceiling, inset spot lighting, air conditioning unit, heated towel rail.

Bedroom Three 19'9 x 10'3

Double glazed leadlight window to rear aspect, carpeted, range of fitted wardrobes to one wall, additional built-in double wardrobe with frosted glass doors, smooth plastered ceiling with inset spot lighting, radiator.





Family Bathroom 9'1 x 5'9

Double glazed obscure leadlight window to side aspect, four piece suite comprising of bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin with mixer tap & vanity unit beneath, fully tiled surrounding walls, tiled flooring, heated towel rail.

Second Loft Room 14'9 max x 12'9

Two Velux windows to side aspect, carpeted, built-in eaves storage, radiator.

Second Floor Loft Room 15'5 x 11'11

Two Velux window to side aspect, carpeted, smooth plastered ceiling with inset spot lighting, built-in eaves cupboard, radiator. Doors to:

Cloakroom 5'3 x 5'2

Velux window to side aspect, pedestal wash hand basin with mixer tap, low level w.c, carpeted, half tile to surrounding walls, radiator.

Externally:

Rear Garden:

The property benefits from a larger than average east backing rear garden and commences with an attractive paved and raised patio area to the immediate rear. Steps lead down to the remainder of the garden which are laid to lawn with a mature range of flower and shrub borders. Paved pathway leading to the extreme rear of the garden which leads round to another fabulous area of garden complete with heated swimming pool and paved terrace. Side access which leads round to the front of the property.

Front Garden:

The front of the property is block paved providing off street parking via sweeping in and out driveway and giving access to:

Attached Garage:

With double opening doors.









Guide Price: £1,495,000 Freehold

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are sed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.