



172 Kings Road

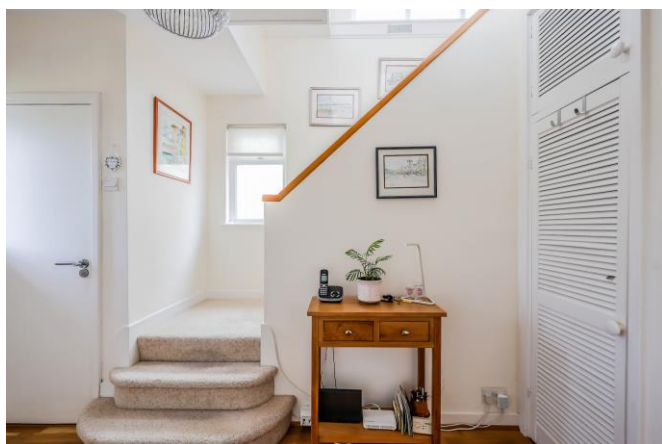


# 172 Kings Road Westcliff-on-Sea Essex SS0 8PP

Home Estate Agents are very excited to offer for sale this surprisingly spacious three bedroom semi detached house being offered with no onward chain. The property is situated in a fantastic spot on Kings Road, being within walking distance of both Leigh Road and the Broadways extensive shops, bars, restaurants and boutiques as well as Chalkwell Park and excellent schools.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, lounge and separate dining room plus a modern fitted kitchen, whilst to the first floor there are three well appointed double bedrooms and a modern three piece bathroom suite.

Externally the property benefits from a great size south backing rear garden, detached garage with ample off street parking to the front.



Located in a highly desirable location, this beautifully maintained property is also within easy reach of the beach and mainline railway station and offers some fabulous views to the rear over the surrounding area towards the estuary and Southend Pier.

## Accommodation Comprises

The property is approached via hardwood entrance door leading to:

### Entrance Hall 13'1 x 8'1 (3.99m x 2.46m)

Obscure glazed window to front aspect, further double glazed window to side, wood flooring, stairs leading to the first floor landing, built-in cloaks cupboard, smooth plastered ceiling doors to:

### Ground Floor Cloakroom 5'11 x 2'11(1.80m x 0.89m)

Double glazed obscure window to side aspect, low level WC, wash hand basin with vanity unit beneath, half tiled to surrounding walls, tiled flooring, smooth plastered ceiling.



**Kitchen 11'7 x 8'1 (3.53m x 2.46m)**

Double glazed window and door to rear garden. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, integrated double oven and hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, integrated washing machine, recess for fridge/freezer, wine rack, smooth plastered ceiling, radiator.

**First Floor Landing 9'9 x 8'1 (2.97m x 2.46m)**

Double glazed obscure window to side aspect, carpeted, built-in storage cupboard, smooth plastered ceiling with access to loft space, doors to:

**Bedroom One 15'9 x 12'1 (4.80m x 3.68m)**

Double glazed window to rear aspect with views over the surrounding area towards the estuary and Southend Pier, carpeted, radiator.

**Bedroom Two 12'2 x 11'1 plus depth of wardrobe (3.71m x 3.38m plus depth of wardrobe)**

Double glazed window to front aspect, carpeted, smooth plastered ceiling, range of fitted floor to ceiling sliding doors wardrobes, radiator.



**Through Lounge & Dining Room 31'4 x 11'11 (9.55m x 3.63m)**

A fabulous open plan room with two clearly defined areas as follows:

**Lounge 15'9 x 11'11 (4.80m x 3.63m)**

Double glazed window and door to garden, wood flooring, smooth plastered ceiling, radiator, glazed folding doors to:

**Dining Room 14'8 x 12'1 (4.47m x 3.68m)**

Double glazed window to front aspect, wood flooring, smooth plastered ceiling, radiator.



### Bedroom Three 11'6 x 8'1 (3.51m x 2.46m)

Double glazed window to rear aspect with views over the surrounding area towards the estuary and Southend Pier, carpeted, smooth plastered ceiling, radiator.

### Bathroom 7'4 x 6'11 (2.24m x 2.11m)

Double glazed obscure windows to both front and side aspects, bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring with underfloor heating, radiator.

### Externally

#### Rear Garden

The property benefits from a sunny south facing rear garden which commences with a paved patio to the immediate rear with electric Sun Awning. There are steps down to the remainder of the garden which is laid to lawn with an established array of flower and shrub borders, outside lighting, outside water tap, access to a brick built garden shed measuring 9'1 x 3'9 with power and lighting connected, side gate to the driveway leading to the front.

#### Front Garden

To the front there is an array of flower and shrub borders and an independent driveway allowing off street parking for several vehicles giving access to:

### Detached Garage 16'4 x 8'11 (4.98m x 2.72m)

With electric roller door, power and lighting connected, personal door to garden.

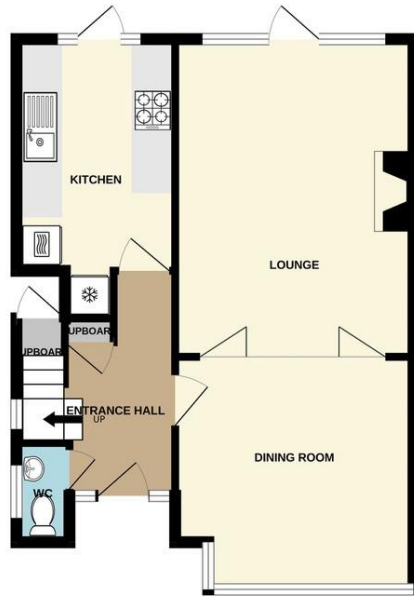








GROUND FLOOR  
490 sq.ft. approx.



1ST FLOOR  
491 sq.ft. approx.



TOTAL FLOOR AREA : 981 sq.ft. approx.  
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## Price Offers over £725,000 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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