



109 Kings Road

109 Kings Road Westcliff-on-Sea Essex SS0 8PH

Home Of Leigh are very excited to offer for sale this incredible six bedroom detached house, located on the highly regarded Chalkwell Hall Estate and which backs directly onto Chalkwell Park.

The property has been cleverly extended and provides spacious living accommodation spread out over three floors which includes; entrance porch, a very grand and spacious entrance hall, a south facing lounge plus an impressive open plan kitchen, dining and family room to the rear with access to the garden. There is also a separate utility room and ground floor shower room completing the ground floor.

The first floor boasts a large master bedroom with estuary views and access to a Jack & Jill en suite / family bathroom, three further double bedrooms, whilst to the top floor there are two further double bedrooms and another large bathroom suite.

Externally the property sits on a generous sized plot with ample off street parking to the front giving access to an attached garage, whilst to the rear there is a great size garden which backs directly onto Chalkwell Park.

Situated on Kings Road, a 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

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

Entrance Porch 7'6 x 3'1

Tiled flooring, double glazed windows to side aspect, part double glazed door leading to:

Entrance Hall 22'4 into bay x 13'5

A very grand and welcoming entrance hall with stairs leading to the first floor accommodation with understairs storage cupboard, double glazed bay window to front aspect, tiled flooring throughout, coved cornice to smooth plastered ceiling with inset spotlighting, additional obscure glazed lead light window to side, cast iron effect radiator. Doors to:

Lounge 29'9 x 16'1 < 14'5

A very large and spacious main living space with double glazed bay window to front aspect and further double glazed bay window to side, wood flooring,

feature stone fireplace with inset log burner and matching stone hearth, coved cornice to smooth plastered ceiling with inset spotlighting, three radiators, door to kitchen.

Open Plan Kitchen & Family Room 30'1 x 25'7

A fantastic open plan living space with two clearly defined areas as follows:

Kitchen Dining Area 21'8 x 12'2

Double glazed windows to rear aspect with central French doors leading out to the rear garden. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, freestanding Range for american style fridge freezer, tiled flooring, coved cornice to smooth plastered ceiling with inset spotlighting, two radiators, door to rear lobby.





Laundry Room 11'8 x 7'5

Double glazed obscure door to side aspect, stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washer and dryer, matching eye level wall mounted units, coved to smooth plastered ceiling, tiled flooring, radiator, wall mounted boiler (n/t), radiator.

First Floor Landing 12'3 x 11'3 max

Double glazed lead light bay window to side aspect, carpeted, stairs leading to second floor accommodation, coved cornice to smooth plastered ceiling with inset spotlighting, radiator. Doors to:

Master Bedroom 17'1 into bay x 13'8 plus depth of wardrobe

A fantastic sized master bedroom with double glazed bay window to front aspect with views over the Chalkwell Hall Estate towards the Thames Estuary, wood flooring, coved cornice to smooth plastered ceiling with inset spotlighting, extensive range of fitted floor to ceiling wardrobes, feature cast iron effect fireplace, two radiators. Door to:

En-Suite Bathroom/Family Bathroom 10'5 x 10'1

A very large and spacious family bathroom which also can be utilised as an en-suite, double glazed obscure window to side aspect, modern suite comprising claw footed floor standing bath with mixer tap and shower attachment, low level WC, twin wash hand basins, fully tiled walk in shower cubicle, tiled flooring, coved cornice to smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, radiator.

Bedroom Two 16'8 x 12'1

Double glazed window to rear aspect, wood flooring, coved cornice to smooth plastered ceiling with inset spotlighting, range of fitted floor to ceiling wardrobes with matching dressing table and additional drawers, radiator.

Bedroom Three 12'1 x 11'1 plus depth of wardrobe

Double glazed window to rear aspect, wood flooring, extensive range of floor to ceiling fitted wardrobes to the expanse of one wall, coved to smooth plastered ceiling with inset spotlighting, radiator.



Seating Area 25'7 x 11'9

Double glazed window to rear aspect with central French doors leading out onto the rear garden, wood flooring, further twin double glazed obscure lead light windows to side aspect, coved cornice to smooth plastered ceiling with inset spotlighting, three radiators.

Rear Lobby 9'1 x 3'1

Double glazed door side aspect, tiled flooring, coved cornice to smooth plastered ceiling. Doors to:

Ground Floor Shower Room 9'1 x 4'1

Double glazed obscure window to rear aspect, fully tiled shower cubicle, low level WC, wall mounted wash hand basin, half tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling, radiator.

Bedroom Four 12'5 x 9'11

Double glazed French doors to the front aspect giving access to a south facing balcony with estuary views, further double glazed window to front, wood flooring, coved ceiling with inset spotlighting, radiator.

Second Floor Landing 6'3 x 2'6

Velux window to side aspect, smooth plastered ceiling with inset spotlighting, carpeted. Doors to:

Bedroom Five 15'8 x 13'1

Double glazed window to front aspect with views over the Chalkwell Hall Estate towards the Thames Estuary, wood flooring, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboard, radiator, access to:

Walk In Closet 6'3 x 5'1

Ample hanging and storage space, wood flooring, additional eaves storage cupboard.

Bedroom Six 15'7 x 14'1

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling with inset spotlighting, range of built in wardrobes, additional built in eaves storage cupboard, radiator.

Bathroom 11'1 x 8'7

Double glazed obscure window to side aspect, panelled bath, low level WC, pedestal wash hand basin, fully tiled shower cubicle, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring, radiator.

Externally

Front Garden

The front of the property is totally paved allowing ample off street parking via sweeping in and out driveway.

Rear Garden

The property benefits from a great sized rear garden which backs directly onto Chalkwell Park and commences with an extensive and attractive paved patio area creating an ideal space for outside dining and entertaining, steps leading up to the remainder of the garden which is laid to lawn and enclosed by screen panelled fencing, outside water tap, outside lighting and side access to front.

Garage 16'4 x 9'1

With electric up & over door to front, double glazed obscure window to rear, power and lighting connected.













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Price £1,350,000 Freehold

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