



Oaklands



# Oaklands

## 1 Canewdon Road

### Westcliff-on-Sea

#### Essex

##### SS0 7NF

Home Of Leigh are proud to present Oaklands, a stunning period property which was originally built in 1903 and therefore offering a wealth of original character features throughout and which benefits from a detached garage and additional off street parking.

This charming family home benefits from a grand entrance hall, guest cloakroom, a formal living room, separate dining room, play room plus a wonderful open plan kitchen/diner with separate utility room, whilst to the first floor there is a spacious landing with access to a south/west facing balcony, a fabulous master bedroom with en suite shower room and a bespoke walk-in wardrobe, three further double bedrooms and a luxury fitted family bathroom.

Externally the property sits proudly on a corner plot with gardens to both the front and rear, plus there is also a detached garage with additional off street parking located at the rear.

Located on Canewdon Road in Westcliff On Sea, this characterful family home is perfectly positioned for Hamlet Court Road and it's array of shops, bars and restaurants as well as being within walking distance of the beach and mainline railway station giving direct access into London's Fenchurch Street Station.



#### Accommodation Comprises

Solid wood entrance door leading to:

#### Entrance Hall 13'1 x 11'6

A great size entrance hall with tiled flooring throughout, coloured lead light windows, coved cornice to smooth plastered ceiling, picture rail, cast iron effect radiator, door to cloakroom and snug, access to inner hall. glazed door to cloakroom and snug.

#### Ground Floor Cloakroom 6'1 x 3'1

Coloured lead light window, modern two piece suite comprising low level WC, wall mounted wash hand basin, smooth plastered ceiling with inset spotlighting, tiled flooring.

#### Snug 14'8 x 13'6

Coloured lead light obscure windows, wood flooring, coved cornice to smooth plastered ceiling, cast iron effect radiator, glazed double doors to

study, cast iron effect radiator.

#### Inner Hallway 25'1 x 5'5 max

Coloured lead light window, wood flooring throughout, coved cornice to smooth plastered ceiling, fitted cloaks cupboard, additional double walk in storage cupboard with coloured lead light doors, picture rail, two cast iron effect radiators, doors to lounge and kitchen.

#### Open Plan Lounge Diner 31'1 x 16'6 < 12'1

A fantastic double aspect room with two clearly defined areas as follows:

#### Lounge 17'4 x 16'6 < 12'1

Lead light bay window, wood flooring, additional coloured lead light windows and door leading to the garden, feature wood panelling to waist height, feature fireplace with inset log burner and wood surround, coved cornice to smooth plastered ceiling with central ceiling rose, two cast iron effect





flooring throughout, picture rail, two cast iron effect radiators.. Door to:

#### Utility Room 9'3 x 8'6

Double glazed door to side aspect, Velux window to rear, granite work surfaces with cupboards beneath, integrated space and plumbing for washing machine and separate dryer, further range of matching cupboards.

#### Study 16'1 x 9'6

Double glazed lead light window, wood flooring, coved cornice to smooth plastered ceiling, bespoke fitted floor to ceiling bookcase with storage, cast iron effect radiator. Feature archway leading to

#### Lobby Area/Additional Study 8'1 x 6'5

Coloured lead light window, wood flooring, bespoke fitted desk, smooth plastered ceiling with inset spotlighting, cast iron effect radiator. Stairs leading to first floor accommodation.

#### First Floor Landing 12'6 x 4'9

Window to side aspect with estuary glimpses, built in eaves storage cupboard, carpeted, smooth plastered ceiling with inset spotlighting, cast iron effect radiator. Archway leading through to:

#### Second Landing Area 24'8 x 10'3 <3'1

Carpeted, coved cornice to smooth plastered ceiling, picture rail, cast iron effect radiator, glazed door to balcony. Doors to:

#### Master Bedroom 15'1 x 15'1

A fabulous master bedroom with bay windows and additional lead light windows, carpeted, coved cornice to smooth plastered ceiling, cast iron effect radiator, doors to both en-suite shower room and dressing room.

#### En-Suite Shower Room 7'7 x 6'3

Obscure glazed window, modern suite comprising fully tiled walk in shower cubicle, wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.



radiators. Open plan to:

#### Dining Room 14'1 x 12'1

Coloured lead light windows, door to hallway, continuation of wood flooring, range of fitted floor to ceiling storage cupboards, coved cornice to smooth plastered ceiling with central ceiling rose, two cast iron effect radiators.

#### Open Plan Kitchen Breakfast Room 20'7 x 17'7

Double glazed lead light windows, further double glazed lead light windows with door to rear garden. The kitchen is fitted to include a central island with granite worksurfaces and inset sink unit with mixer tap with an abundance of cupboards and drawers beneath along with an integrated wine fridge, further range of matching granite worksurfaces with cupboards and drawers beneath, Range cooker with fitted extractor hood above, integrated Miele coffee machine, freestanding SMEG fridge freezer, additional inset sink unit with mixer tap, integrated microwave oven, coved cornice to smooth plastered ceiling, wood



#### **Dressing Room 7'7 x 6'1**

Bespoke range of fitted hanging, shelving and drawers, carpeted, smooth plastered ceiling with inset spotlighting.

#### **Bedroom Two 16'6 < 12'7 x 13'1**

Coloured lead light windows, carpeted, coved cornice to smooth plastered ceiling, cast iron effect radiator.

#### **Bedroom Three 11'7 x 11'2**

Double glazed window, carpeted, coved cornice to smooth plastered ceiling, picture rail, cast iron effect radiator.

#### **Bedroom Four 15'1 x 9'3 max**

Double glazed window, carpeted, built in wardrobe, cast iron effect fireplace, smooth plastered ceiling, cast iron effect radiator.

#### **Bathroom 16'1 x 6'5**

Double glazed window, modern suite comprising jacuzzi bath mixer tap and shower attachment, low level WC, fully tiled walls, walk in shower cubicle, oversized wash hand basin with mixer taps, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

#### **Externally**

##### **Rear Garden**

The property benefits from a great size walled rear garden which commences with a patio area to the immediate rear with the remainder being laid to lawn with raised borders, access to a detached Coach House with pitched roof with doors and windows, gated access to the side.

##### **Front Garden**

A large raised south/west facing garden area which is mainly decked providing a great space for outside dining and entertaining with integrated pathways and shrub screening.

##### **Detached Garage**

With up and over door, power and lighting connected, additional off street parking.



























Ground Floor  
Approximate Floor Area  
1485.09 sq. ft  
(137.97 sq. m)

First Floor  
Approximate Floor Area  
1208.89 sq. ft  
(112.31 sq. m)

Total Approximate Floor Area  
2693.99 sq. ft  
(250.28 sq. m)



Price: £1,100,000 Freehold

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References to the Tenure of the property are based 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