



30 Hillway

30 Hillway Westcliff-on-Sea Essex SS0 8QA

Home Estate Agents are very excited to offer for sale this exceptional three/four bedroom detached house, situated in one of the most sought after turnings on the Chalkwell Hall Estate and which stands on a larger than average plot.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, a west facing lounge plus a fabulous open plan kitchen/diner overlooking the rear garden. There is also a separate utility room and playroom completing the ground floor.

To the first floor there is a family bathroom, three well appointed double bedrooms including a master bedroom with a walk-in dressing room (although this room could also be utilised as the fourth bedroom if required).

Externally there is a wonderful and larger than average rear garden, complete with a beautiful sunken seating area, creating a great space for outside dining and entertaining, whilst to the



front there is a sweeping in and out driveway, allowing off street parking for several vehicles.

Situated on Hillway, 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 glazed entrance door leading to:

Entrance Hall 15'11 x 7'5

A wonderful entrance hall with wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, bespoke fitted wine storage with lighting, cornice to ceiling with ceiling rose, radiator, doors to:

Lounge 16'2 (into bay) x 14'4

Double glazed lead light bay window to front aspect, wood flooring, coved cornice to ceiling with ceiling rose, feature fireplace with tiled hearth and attractive wooden surround, radiator.



Ground Floor Cloakroom 5'3 x 5'1

Double glazed obscure window to rear aspect, modern two piece suite comprising; low level WC, pedestal wash hand basin, bespoke fitted shelving to one wall, tiled flooring with underfloor heating, radiator.

Utility Room 9'4 x 7'11

Roof lantern, stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards beneath, concealed boiler (not tested), integrated space for washing machine and tumble dryer, integrated fridge, matching range of eye level wall mounted units, smooth plastered ceiling with inset spotlighting, radiator.

Playroom 13'7 x 9'3

Roof lantern with remote control, herringbone wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

First Floor Landing 15'8 x 5'6 (max)

Double glazed lead light obscure window to side aspect, carpeted, picture rail, smooth plastered ceiling with ceiling rose, doors to:

Bedroom One 15'6 x 13'1 (plus depth of wardrobe)

Double glazed lead light bay window to front aspect, carpeted, coved cornice to ceiling with ceiling rose, twin alcove fitted wardrobes, feature cast iron effect fireplace, radiator, door to:

Dressing Room/Bedroom Four 8'4 x 6'2

Double glazed window to side aspect, carpeted, smooth plastered ceiling, radiator.



Kitchen/Family Room 22'4 x 15'9 (into bay)

A fabulous open plan room with double glazed window to rear aspect and further double glazed windows and French doors to the rear garden. The bespoke hand made kitchen is fitted to include twin sink units with mixer tap, inset into a range of granite work surfaces with cupboards and drawers beneath, free standing Rangemaster cooker with extractor hood over, further range of matching eye level wall mounted units, integrated dishwasher, microwave oven, appliance space for American style fridge/freezer, coved cornice to smooth plastered ceiling with inset spotlighting, tiled flooring with under floor heating, door to inner lobby.

Inner Lobby 5'1 x 3'9

With tiled flooring, double glazed door to the rear garden, smooth plastered ceiling with inset spotlighting, doors to:

Bedroom Two 12'10 x 11'7

Double glazed window to rear aspect, carpeted, twin alcove fitted wardrobes, feature cast iron fireplace, smooth plastered ceiling with ceiling rose, radiator.

Bedroom Three 10'3 x 7'6

Double glazed lead light bay window to front aspect, carpeted, feature wood panelling to one wall, smooth plastered ceiling, picture rail, radiator.

Bathroom 9'6 x 9'3

Double glazed obscure window to rear aspect, modern four piece suite comprising; bath with mixer tap, fully tiled shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a larger than average rear garden, commencing with an attractive paved patio area which leads down to a fabulous sunken seating area. The remainder is laid to lawn with mature flower and shrub borders, outside lighting, outside water tap, side access to the front.

Front Garden

The front of the property is block paved providing off street parking via sweeping in and out driveway, storage shed to side.

Garage

Small garage to the front with double opening doors.















OIEO £999,995 Freehold

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

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 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 any distance to view.

HP1222 Printed by Ravensworth 01670 713330