



## Hillway

Westcliff-on-Sea

- FOUR BEDROOMS
- EN SUITE MASTER BEDROOM
- GROUND FLOOR BATHROOM
- THREE LARGE RECEPTION ROOMS



## Guide Price £875,000

### CHALKWELL HALL ESTATE

Large extended four bedroom detached home in an enviable location just a short walk to Chalkwell Station and Leigh Road.

Three large reception rooms, two bathrooms and a wonderful landscaped garden and stunning views to the Estuary from this elevated location.





#### AGENTS NOTES

Located on the very sought after Chalkwell Hall Estate surrounded by properties of similar character and charm.

Perfectly positioned for desirable schools and a short walk to Chalkwell Station and local shops.

Leigh Road & Broadway with their cafes and wine bars are all within easy reach.

Over the years the home has been extended and now offers wonderful views down towards the Estuary and benefits from a delightful landscaped garden.

Internally the ground floor offers three large separate reception rooms together with a spacious inner hallway along with a ground floor bathroom and great size fitted kitchen with many integrated appliances.

Both the kitchen and rear reception room have doors leading out to small balconies with steps leading down to the private garden.

The first floor features four bedrooms with an exceptional 23' master bedroom with dressing room area and en suite, with some stunning views from the bedroom windows across to the Estuary and beyond. The remaining three bedrooms are all a good size and there is a separate W.C. just off the landing.

The front of the property provides off road parking for three cars as well as a driveway leading to the detached garage.



The garden is very nicely landscaped and maintained and is a very good size.

Double glazing and gas central heating.

**RECEPTION ROOM**

17' 8" x 12' 9" (5.38m x 3.89m)

**LOUNGE**

21' 7" x 14' 3" (6.58m x 4.34m)

**SECOND RECEPTION ROOM**

15' 9" x 12' 4" (4.8m x 3.76m)

**INNER HALL**

13' 3" x 12' 0" (4.04m x 3.66m)

**KITCHEN**

14' 2" x 13' 0" (4.32m x 3.96m)

**BATHROOM**

**LANDING**

13' 2" x 9' 3" (4.01m x 2.82m)

**EN SUITE MASTER BEDROOM**

23' 0" x 16' 3" (7.01m x 4.95m)

**ENSUITE**

10' 0" x 5' 6" (3.05m x 1.68m)

**BEDROOM**

14' 4" x 12' 0" (4.37m x 3.66m)

**BEDROOM**

12' 3" x 11' 0" (3.73m x 3.35m)

**BEDROOM**

17' 0" x 11' 0" (5.18m x 3.35m)

**SEPARATE W.C.**

**GARAGE**

15' 8" x 8' 3" (4.78m x 2.51m)

**OFF ROAD PARKING FOR THREE CARS**

**GARDEN**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





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