



FOR SALE

**Chadwick Road,
Chalkwell SS0 8LS**

Offers In Excess Of £1,000,000 Freehold Council Tax Band - F

- Detached House
- 4 Double Bedrooms
- 2400 Sq Ft.
- Large Garden
- Extended Downstairs
- 3 Bathrooms
- Garage
- Stones Throw To Chalkwell Park
- 10 Minutes Walk Chalkwell Station
- Viewing Advised

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

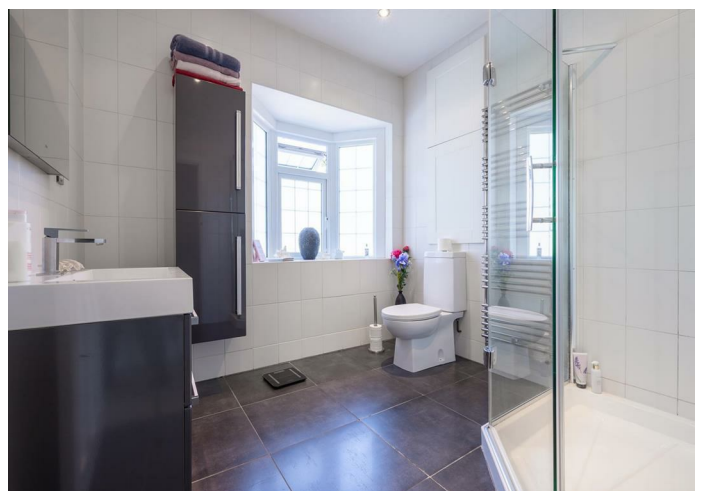
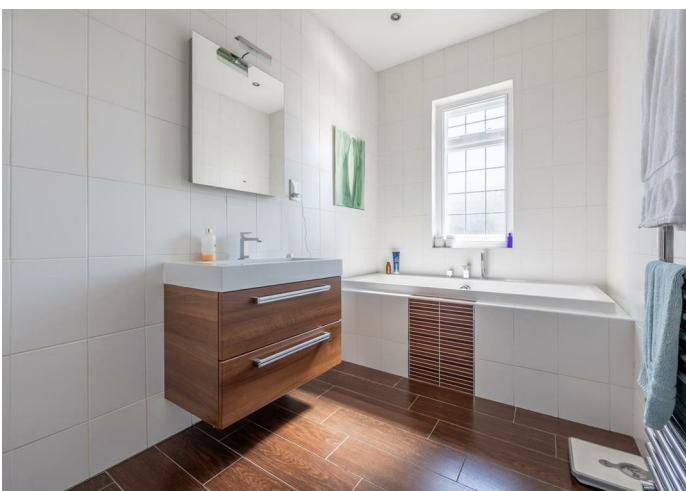
Welcome to this exquisite 4-bed, 2-bath detached house in prestigious Chalkwell Hall Estate. With spacious living areas, a manicured garden, garage, and desirable features, it's a perfect home. Step inside to a captivating lounge, ideal for relaxation and entertaining. Adjacent is a charming dining room for family meals and gatherings.

The expansive conservatory is bathed in natural light, offering stunning garden views. An extended office area caters to those who work from home, and a utility room adds convenience. The well-designed kitchen has ample space and storage. Outside, the enchanting garden is perfect for dining, gardening, or unwinding.

Upstairs, find four generous bedrooms, ideal for a family or guest rooms/home office. Located in Chalkwell Hall Estate, enjoy a tranquil residential setting with nearby amenities. Take leisurely walks in Chalkwell Park or commute easily from Chalkwell Train Station.

The seafront is a short walk away, offering coastal views, cafes, and recreational activities. Explore the vibrant town of Leigh-on-Sea with its shops, restaurants, and lively atmosphere.





Hallway

Stained glass front doors, solid wood flooring, original restored staircase with storage beneath, fixed fan light fixture, radiator, coving, skirting.

Lounge

17'4 x 13'3 (5.28m x 4.04m)

Solid wood flooring, large fireplace, x4 wall mounted lights, double glazed bay window to front aspect, skirting, coving.

Dining Room

14'10 x 11'8 (4.52m x 3.56m)

Solid wood herringbone flooring, original stained glass windows to side aspect, hanging light fixture, coving, skirting, folding doors leading to conservatory.

Kitchen

19'5 x 13'7 (5.92m x 4.14m)

Tile effect flooring, mixture of low level and wall mounted kitchen cabinetry, tiled splash back, space for dishwasher, large gas oven and hob, large sink and draining board, spot lights and fixed fan, original lead light window to side aspect in to extended office, opening to breakfast room space, double glazed window to rear aspect and access to utility room, conservatory & office.

Conservatory

22'9 x 14'10 (6.93m x 4.52m)

Tile flooring, wood burning stove, skirting, fitted fan, spotlights, double glazed windows to side and rear aspect, double French doors accessing garden to rear and side aspect, exposed brick wall feature, access door to kitchen.

Utility Room

9'2 x 7'5 (2.79m x 2.26m)

Tile effect flooring, space for large American style fridge freezer, mixture of low level and wall mounted kitchen cabinetry, cupboard housing washing machine and space for separate tumble dryer, double glazed upvc door accessing garden, single internal door accessing office.

W/C

Accessed via office, tiled flooring, fixed light fixture, W/C hand wash basin.

Office

15'5 x 7'5 (4.70m x 2.26m)

Tiled flooring, two sky lights, fitted fan light, fitted office cabinetry and shelving, radiator, door accessing garage, door accessing kitchen.

Garage

14'0 x 7'5 (4.27m x 2.26m)

Access to garage from the front of the property and internal door from office. Power, lighting and water.

Bedroom 1

16'10 x 13'3 (5.13m x 4.04m)

Principle suite to front aspect, bay window, carpeted floor, coving, radiator, fitted wardrobes.

Bedroom 2

11'8 x 9'6 (3.56m x 2.90m)

Bedroom to rear aspect, carpet floor, coving, radiator, fitted wardrobe.

Bedroom 3

11'8 x 8'5 (3.56m x 2.57m)

Third bedroom to rear aspect, carpet floor, coving, radiator, sink.

Bathroom

11'8 x 5'11 (3.56m x 1.80m)

Three piece bathroom suite, bath, wall hung sink, toilet, heated towel rail. Wood effect flooring, tiled walls.

Bathroom 2

9'9 x 8'0 (2.97m x 2.44m)

Three piece bathroom suite, walk in shower cubicle, wall hung sink, toilet, wall hung cabinetry, heated towel rail. Tile floor, tiled walls.

Bedroom 4

27'2 x 16'0 (8.28m x 4.88m)

Bedroom four on third floor, carpet floor, Dulux windows, eaves storage, sink, access to W/C.

Top Floor W/C

W/C on top floor, Linoleum tile effect flooring.

Garden

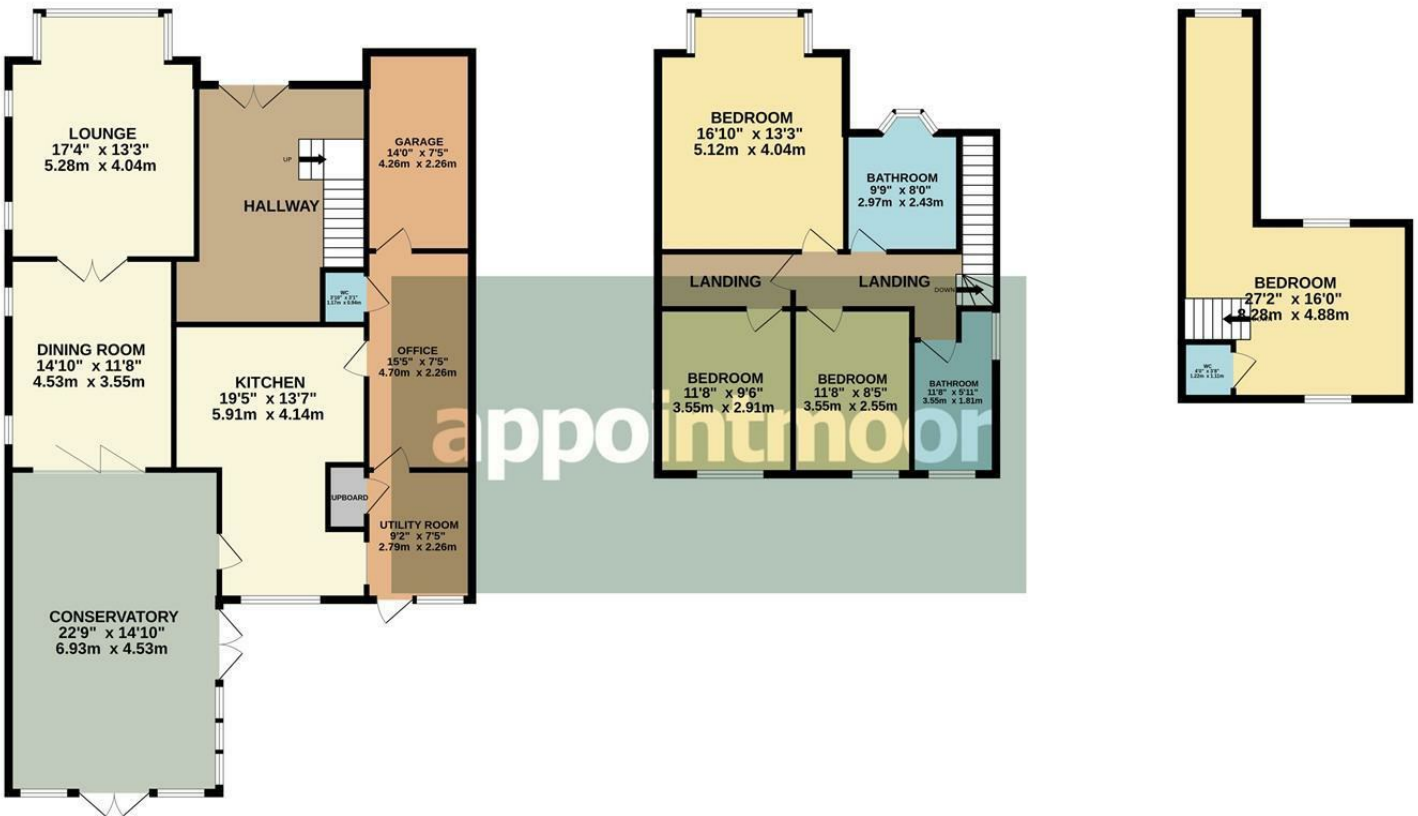
Large, private, mature rear garden, featuring several mature trees and shrubbery. Patio area with path leading to rear section of the garden, laid to lawn with garden shed at rear.



GROUND FLOOR
1457 sq.ft. (135.3 sq.m.) approx.

1ST FLOOR
674 sq.ft. (62.7 sq.m.) approx.

2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 2408 sq.ft. (223.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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