



FOR SALE

Chalkwell Avenue, Chalkwell SS0 8NA

Guide Price £900,000 Freehold Council Tax Band - G

- Detached House
- Chalkwell Hall Estate
- 4 Good Size Bedrooms
- Bathroom, En-Suite & Cloakroom
- Two Reception Rooms, Kitchen & Large Conservatory
- Large Paved Frontage
- Garage & Off Street Parking
- West Facing Balcony Overlooking Chalkwell Park
- Well Kept 85ft Approx. Rear Garden
- Close to Park, Station & Seafront

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

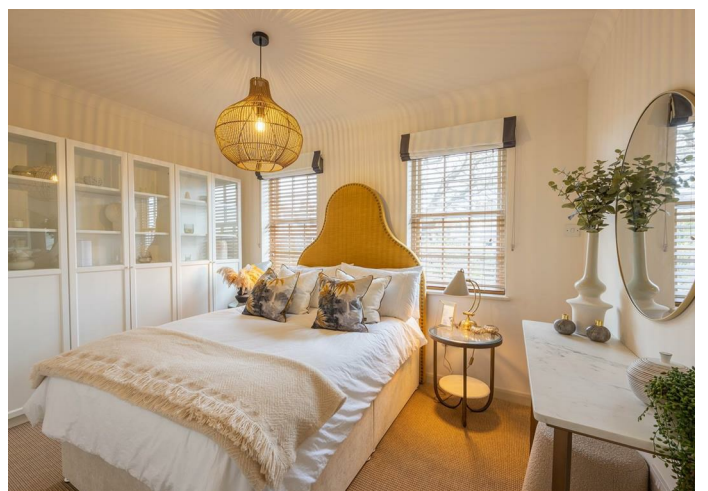
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Description

**** Guide Price £900,000 - £1,000,000 **** Beautifully presented four bedroom detached house located on the prestigious and highly sought-after Chalkwell Avenue overlooking Chalkwell Park and just a short walk from the seafront, rail station and amenities. Set on a good size plot with west facing balcony, ample paved off street parking to the front aspect, garage and attractive 85ft rear garden. This delightful property offers spacious living throughout commencing with a bright, welcoming entrance hallway

with cloakroom, lounge, dining room, kitchen breakfast room and a large conservatory overlooking the garden. To the first floor is the principal bedroom with four piece ensuite and door to west facing balcony overlooking the park, three further good size bedrooms and family bathroom. Viewing highly advised.





Entrance

Brick wall enclosed paved frontage with mature trees, offering parking for several vehicles. Steps up to double front doors into entrance hallway. Side access to garage.

Hallway

Welcoming, bright entrance hallway with wood floor, radiator, coving and dado rail. Stairs to first floor with fitted carpet and feature tall windows to side aspect.

Lounge

Lounge to front aspect with fitted carpet, coving, dado rail, two radiators and full length bay window. Open through with steps down to dining room.

Dining Room

Great size dining room with wooden floor, radiator, coving and dado rail. Door to kitchen and sliding doors to conservatory.

Kitchen

Contemporary kitchen with a range of wall and base units, straight edge work surface with inset sink & mixer tap and tiled splash backs. Tiled floor, window to rear and side door out to front access.

Conservatory

Beautiful large part brick built conservatory to rear with tiled floor, apex roof, double glazed windows to rear and side and double doors out to rear garden.

Cloakroom

Two piece cloakroom comprising WC and wash hand basin.

First Floor

Stairs to first floor landing with fitted carpet, large windows to side aspect and storage cupboards. Doors to all rooms.

Bedroom 1

Bedroom to front aspect with fitted carpet, coving, radiator and full length window and door out to west facing balcony. Door to en-suite.

Balcony

Balcony accessed from bedrooms 1 and 3 with wooden balustrade and tiled floor, offering lovely west facing views across Chalkwell Park.

En-Suite

Four piece white suite comprising WC, wash hand basin, inset oval bath and shower cubicle with curved glazed door. Tiled walls, vinyl floor, window to side and chrome heated towel rail.

Bedroom 2

Bedroom to rear aspect with fitted carpet, radiator, coving and two windows.

Bedroom 3

Bedroom to front aspect with fitted carpet, radiator, coving, full length window and door out to balcony.

Bedroom 4

Bedroom to rear aspect with fitted carpet, radiator, coving and two windows.

Bathroom

Three piece white suite comprising WC, wash hand basin and bath with shower attachment. Tiled walls, vinyl floor and window to side.

Rear Garden

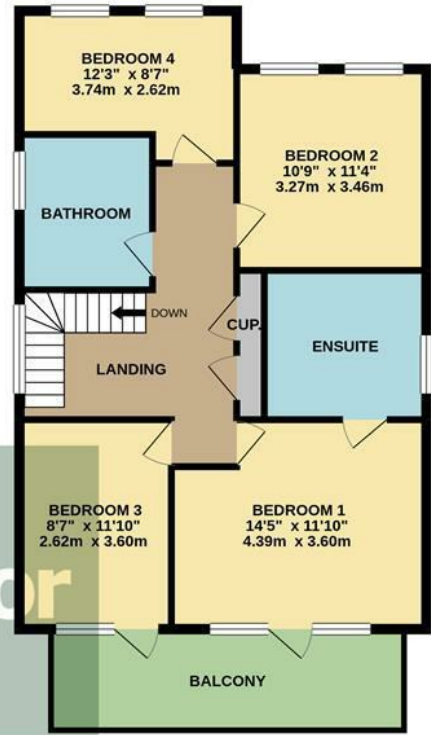
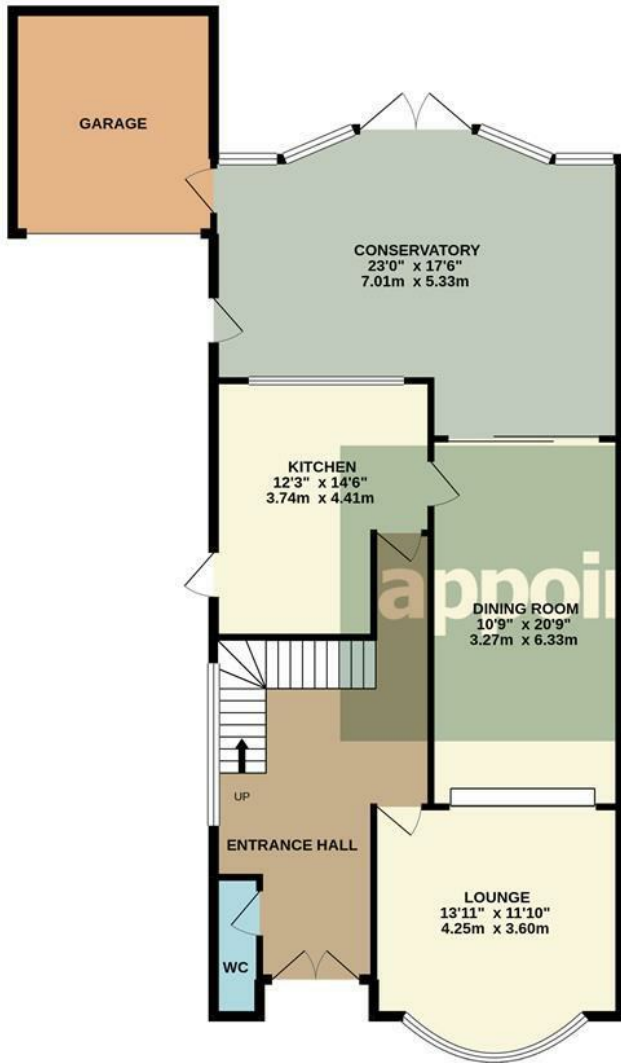
85' approx (25.91m approx)

Well kept rear garden commencing with large patio area leading to lawn with mature shrubbery and trees and gated side access to front.

Garage & Parking

Garage to side aspect with internal door to conservatory and paved frontage for off street parking of several vehicles.





TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(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	
56	
England & Wales	
EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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