



FOR SALE

Crowstone Road, Westcliff-On-Sea SS0 8BG

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

- *GUIDE PRICE £900,000 - £950,000*
- Five Spacious Bedrooms
- Stunning Original Features
- 130ft West Facing Large Rear Garden
- Four Reception Rooms
- Fitted Solid Oak Kitchen
- Sought After Chalkwell Hall Estate
- Within Priority Catchment Of Four 'Outstanding' Grammar Schools
- Off Street Parking For Several Vehicles
- Stones Throw Away From Chalkwell & Westcliff Station

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

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Description

This beautiful detached home full of original character. If you are looking for a stunning home to make your own within Chalkwell Hall Estate is one you must view. With an impressive reception hall full of character, five spacious bedrooms offering beautiful original fireplaces, two bathrooms and four elegant reception rooms you will not be short of space in this property, not forgetting the large rear garden with a beautiful veranda where you can sit and enjoy the sunshine in the warmer months.

Located in the heart of Chalkwell you are walking distance to the beach and park and a stones throw away from local amenities and the mainline C2C stations within Chalkwell and Westcliff where you can easily access London Fenchurch Street, you also have the benefit of being in priority catchment area of four 'Outstanding' grammar schools.





Porch

Original leadlight single glazed wooden front door leading to porch, carpet flooring, hanging light fixture, Georgian leadlight window to side, single glazed wooden door leading to entrance hall.

Reception Hall

Carpet flooring, radiator, Georgian leadlight window to side aspect, beamed panelling to walls, picture rail, feature fireplace, feature wooden beamed ceiling, smooth plastered ceiling, hanging light fixture.

Lounge

20'2 x 12'9 (6.15m x 3.89m)

Carpet flooring, radiator, picture rail, original feature fireplace with wall light points either side, single glazed arched, Georgian windows looking out to veranda. wooden french doors leading to veranda, hanging light fixture.

Kitchen

13'1 x 11'3 (3.99m x 3.43m)

Wooden flooring, radiator, double glazed window to rear aspect, double glazed door to side aspect, fitted solid oak base units, solid oak work surfaces. Incorporating double farmhouse sink, integrated dishwasher, space for range cooker, space for appliances, spotlights.

Breakfast Room

13'1 x 9'11 (3.99m x 3.02m)

Wooden flooring, radiator, single glazed window to side aspect, original pine floor to ceiling cupboard, hanging light fixture.

Sitting Room

20'9 x 19'3 (6.32m x 5.87m)

Carpet flooring, radiators, single glazed bay window to front aspect, coving to ceiling, picture rail, smoothly new plastered ceiling, hanging light fixture.

Utility Room

7'10 x 6'11 (2.39m x 2.11m)

Original floor tiles, single glazed obscure window to side aspect, hand basin, space and plumbing for washing machine, hanging light fixture.

Downstairs Cloakroom

7'9 x 3'8 (2.36m x 1.12m)

Carpet flooring, single glazed obscure window to side aspect, W/C, hand basin, hanging light fixture.

Office

13'0 x 10'7 (3.96m x 3.23m)

Carpet flooring, radiator, single glazed oriel bay window to front aspect. Georgian leadlight window to side aspect, storage cupboard, picture rail, coving to ceiling, newly plastered ceiling, hanging light fixture.

Landing

Carpet flooring, wide split level stairs, large Georgian leadlight feature window to side aspect, newly plastered ceiling, hanging light fixtures, storage cupboard housing water tank with storage above.

Bedroom 1

17'1 x 13'11 (5.21m x 4.24m)

Carpet flooring, radiator, picture rail, single glazed window to rear aspect, hanging light fixture.

En-Suite

6'11 x 4'7 (2.11m x 1.40m)

Carpet flooring, radiator, partially tiled walls, double glazed obscure window to side aspect, wooden panelled corner bath, hand basin, W/C, hanging light fixture.

Bedroom 2

20'10 x 11'11 (6.35m x 3.63m)

Carpet flooring, radiator, single glazed bay windows to front aspect, beautiful cast iron feature fireplace, hanging light fixture.

Bedroom 3

18'10 x 12'8 (5.74m x 3.86m)

Carpet flooring, radiator, single glazed window to front aspect & single glazed window to side aspect, original walk-in storage cupboard, feature fireplace, hanging light fixture.

Bathroom

8'5 x 6'7 (2.57m x 2.01m)

Wooden flooring, heated towel rail, tiled walls, corner shower cubicle, vanity sink unit, ceramic bath with tiled surround, Georgian leadlight obscure window to side aspect, original built in storage cupboard, spotlight lighting.

Bedroom 4

12'11 x 12'7 (3.94m x 3.84m)

Carpet flooring, radiators, single glazed window to rear aspect, feature fireplace, hanging light fixture.

Bedroom 5

9'4 x 6'7 (2.84m x 2.01m)

Carpet flooring, radiator, single glazed window to side aspect, storage cupboard, hanging light fixture.

Rear Garden & Storage

130ft West backing private rear garden, crazy paved patio seating area, brick built shed with power and lighting, large covered storage area, laid to lawn, established mature trees and shrubs, original tiled veranda.

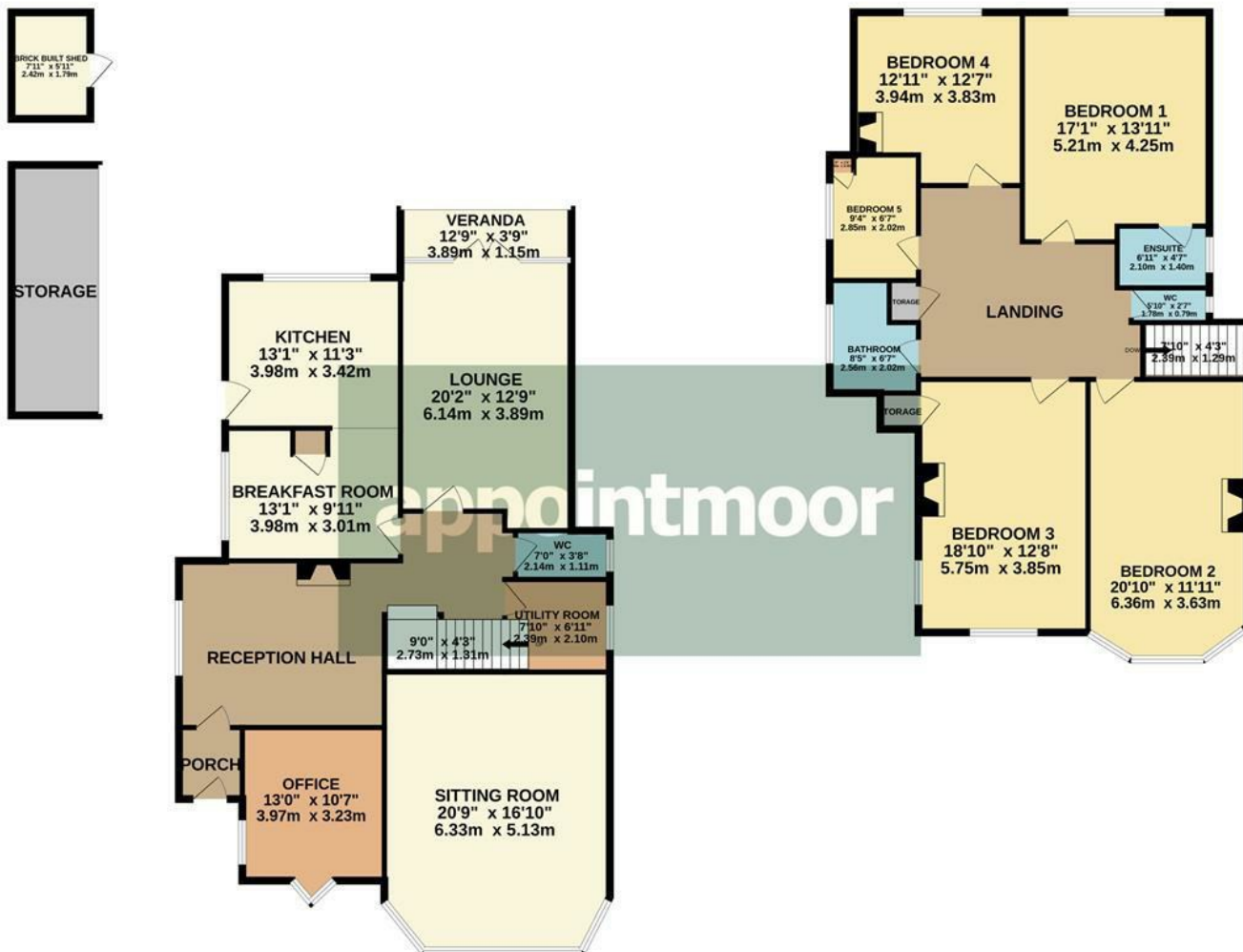
Front of Property

Laid stone driveway with parking for multiple vehicles, laid lawn, shrubs and flowerbeds.



GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.

1ST FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA: 2839 sq.ft. (263.7 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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			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			
England & Wales		EU Directive 2002/91/EC	

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