



# FOR SALE

## Ridgeway Gardens, Chalkwell SS0 8NY

Offers In Excess Of £825,000 Freehold Council Tax Band - F

- Chalkwell Hall Estate
- Semi-Detached Four Bedroom House
- Stunningly Refurbished Throughout
- Open Planned Lounge/Kitchen Area
- Fitted Kitchen With Appliances
- In Catchment For Four 'Outstanding' Grammar Schools
- Well Kept Mature Rear Garden
- Beautiful Views Across Ridgeway Gardens
- Short Walk to Seafront and Leigh Broadway
- Moments from Chalkwell Station

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

**appointmoor**

## Description

We are proud to introduce this beautiful four bedroom Semi-Detached home in the heart of the Chalkwell Hall Estate, with lovely views across Ridgeway Gardens. Recently refurbished throughout, this home offers a stunning fitted kitchen, converted garage space providing utility space and a downstairs bathroom, large family lounge/dining area and four great sized bedrooms upstairs with a modern bathroom including a walk in shower and underfloor heating.

In a sought after location, a stones throw away from Chalkwell station, where you can get a direct route into London Fenchurch Street. Within close proximity to Leigh-On-Sea where you can enjoy shopping, cafes and restaurants all close to home. This family home also offers you catchment to four 'Outstanding' grammar schools within the local area and within a short walk to Chalkwell beach where everyone can enjoy the sunnier days.

### Entrance

Panelled door to entrance, porcelain tiled flooring, double glazed window to front aspect, double glazed window to side aspect, wall mounted upright radiator, under stair storage with water softener installed, picture rail, coving to ceiling, pendant lighting.

### Lounge/Dining/Kitchen Area

Wooden flooring, double glazed bay window with custom-made wooden shutters to front aspect, radiators, feature electric fireplace with heaters, double glazed windows to rear aspect, double glazed French door to rear aspect, picture rail, coving to ceiling, pendant lighting.

Kitchen - fitted kitchen, base and wall units, quartz stone work surfaces incorporating ceramic farm house sink, 4 point 'BOSCH' induction hob with 'Klarstein' extractor over, 'NEFF' slide 'n' hide integrated oven, integrated slim line dishwasher, integrated fridge/freezer, pull out ladder & under draw storage, coving to ceiling, spotlight lighting.

### Hallway

Porcelain tiled flooring, hidden utility space with plumbing in place for a washing machine, storage shelving, wooden door leading to rear aspect.

### Downstairs Bathroom

Porcelain tiled flooring, porcelain tiled walls, double glazed window to side aspect, heated towel rail, hand basin with storage, W/C, walk in shower unit with gold hardware, spotlight lighting.

### Landing

Partially carpeted flooring, wooden flooring, loft access, picture rail, coving to ceiling, pendant lighting.

### Bedroom 1

Wooden flooring, double glazed window to front aspect, built in wardrobes, wall mounted radiator, picture rail, pendant lighting.

### Bedroom 2

Wooden flooring, double glazed window to rear aspect, radiator, picture rail, pendant lighting.

### Bedroom 3

Wooden flooring, double glazed obscure window to rear aspect, double glazed window to front aspect, double glazed window to side aspect, radiator, coving to ceiling, pendant lighting.

### Family Bathroom

Porcelain tiled flooring with underfloor heating,

porcelain tiled walls, walk in wet room area, bath with shower system over, built in wall storage, W/C, hand basin with storage under, spotlight lighting.

### Bedroom 4

Wooden flooring, double glazed window to front aspect, double glazed window to side aspect, coving to ceiling, pendant lighting.

### Loft

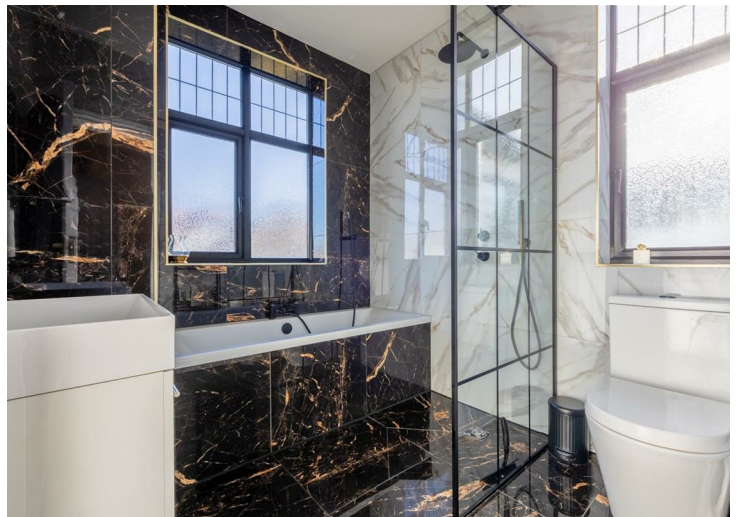
Partially insulated

### Rear Garden

Great size rear garden with decked patio seating area, laid lawn, shrubs and flower beds, picturesque pear tree, mature trees with outdoor brick built storage, perfect for conversion into an outside office or other space.

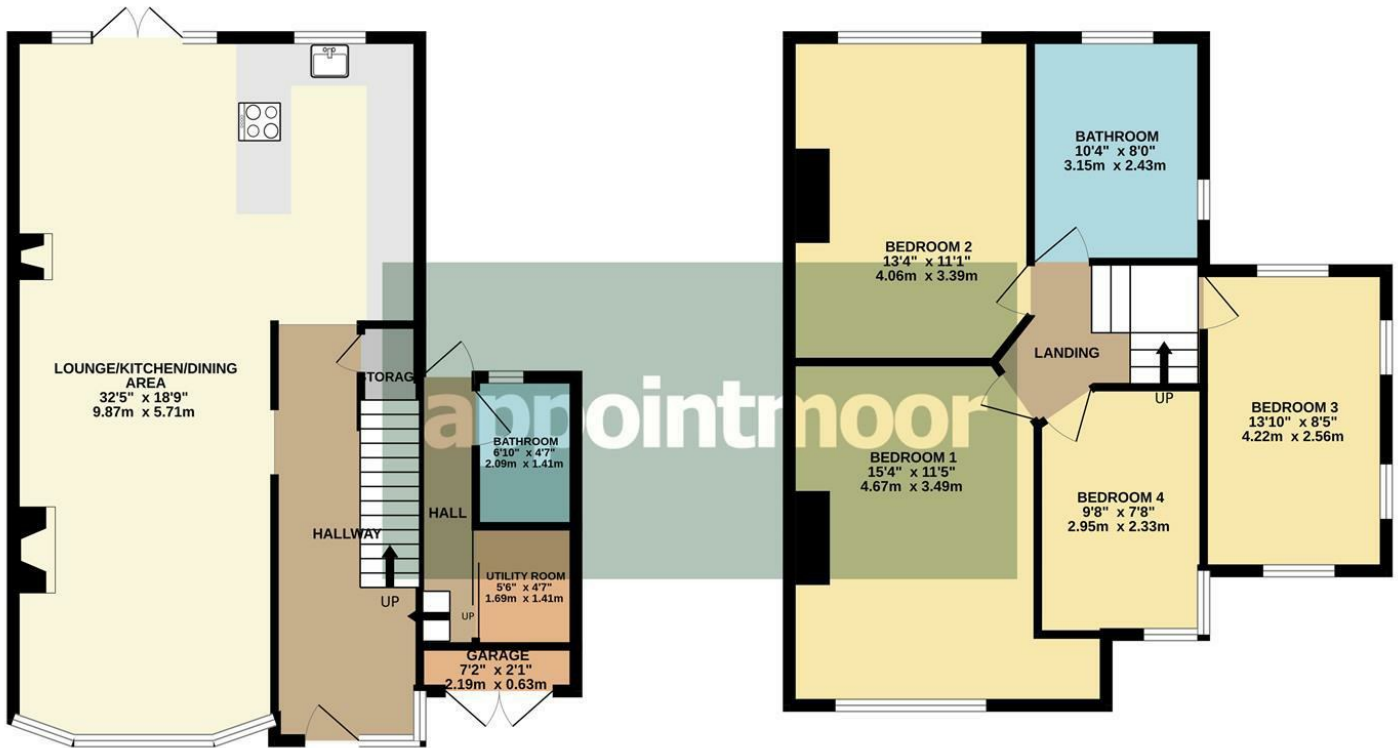
### Front Of Property & Parking

Laid lawn, shrubs and flower bed, concrete paved driveway with parking for one vehicle, access to garage space, crazy paved walk way leading to entrance.



GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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