



# FOR SALE

**Chadwick Road,  
Chalkwell SS0 8LS**

**Asking Price £1,200,000   Freehold   Council Tax Band - F**

- Four Bedroom Detached Home
- Situated In Chalkwell Hall Estate
- Open Plan Kitchen Diner
- Three Reception Rooms
- Private West Facing Rear Garden
- In and Out Driveway With Ample Parking
- Superbly Refurbished Throughout
- Short Walk To Station & Seafront
- Four Piece Bathroom
- Planning Permission Granted For A Fifth Bedroom & Loft Conversion

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

**appointmoor**



## Description

Originally built in 1921 this highly desirable four bedroom detached home situated in the popular Chalkwell Hall Estate is a must see, Chadwick Road has been fully renovated throughout creating the perfect family home where you can move straight in without the need to do any work to the property. Benefitting from four bedrooms, one of which includes an en-Suite, three reception rooms, a beautifully fitted kitchen with integrated appliances, a large west facing rear garden and driveway with ample parking.

This beautiful family home also has the fantastic perk of having planning permission granted for 5th bedroom and loft conversion to create a stunning bedroom with an en-suite and Juliette balcony to the front of the property.

Located on the Chalkwell Hall Estate, you are within close proximity to Chalkwell & Westcliff Station taking you directly into London Fenchurch Street. You have 4 'Outstanding' grammar schools all within your catchment area, close to local amenities including some great independent restaurants and also a short walk away from the seafront. Viewings are highly advised for this property!







### **Porch**

Double glazed French doors to entrance, double glazed windows to front aspect, tiled flooring, wall mounted lighting.

### **Entrance**

Single glazed obscure panelled door to entrance, wooden flooring, radiator, single glazed obscure stained glass window to front aspect, storage cupboard, cornice, coving to ceiling, ceiling rose, pendant lighting.

### **Lounge**

Wooden flooring, radiator, double glazed bay window to front aspect, feature fireplace, built in shelving, cornice, coving to ceiling, ceiling rose, pendant lighting.

### **Dining Room**

Single glazed French wooden doors to entrance, wooden flooring, radiator, double glazed French doors to rear aspect, double glazed windows to rear aspect, built in shelving, ceiling rose, pendant lighting.

### **Kitchen**

Tiled flooring, radiator, double glazed obscure window to side aspect, base & wall units with underlighting, Quartz worktops incorporating sink & drainer, space for range cooker with extractor over, built in island area with storage underneath, space for fridge/freezer, integrated dishwasher, integrated washing machine, tiled splashback, pendant lighting situated over island, wall mounted lighting throughout.

### **Sitting Room**

Tiled flooring, wall mounted radiators, double glazed French door to side aspect, double glazed window to rear aspect, double glazed skylight, spotlight lighting.

### **W/C**

Tiled flooring, partially tiled walls, double glazed obscure window to side aspect, W/C, hand basin, spotlight lighting.

### **Landing**

Carpet flooring, double glazed obscure window to side aspect, loft access, pendant lighting.

### **Bedroom 1**

Wooden flooring, radiator, double glazed bay window to front aspect, fitted wardrobes, pendant lighting.

### **En-Suite**

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, hand basin, W/C, walk in shower cubicle, spotlight lighting.

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bathroom**

Tiled flooring, heated towel rail, tiled walls, double glazed obscure window to rear aspect, walk in shower cubicle, bath with shower system installed, hand basin, W/C, extractor, spotlight lighting.

### **Bedroom 4**

Wooden flooring, radiator, double glazed bay window to front aspect, pendant lighting.

### **Rear Garden**

Large west facing rear garden, paved patio area, laid lawn, shrubs & flowerbeds, mature trees, shed to remain, side access.

### **Front Of Property & Parking**

Block paved driveway with parking for 5 vehicles, shrubs and flowerbeds.

### **Additional Information**

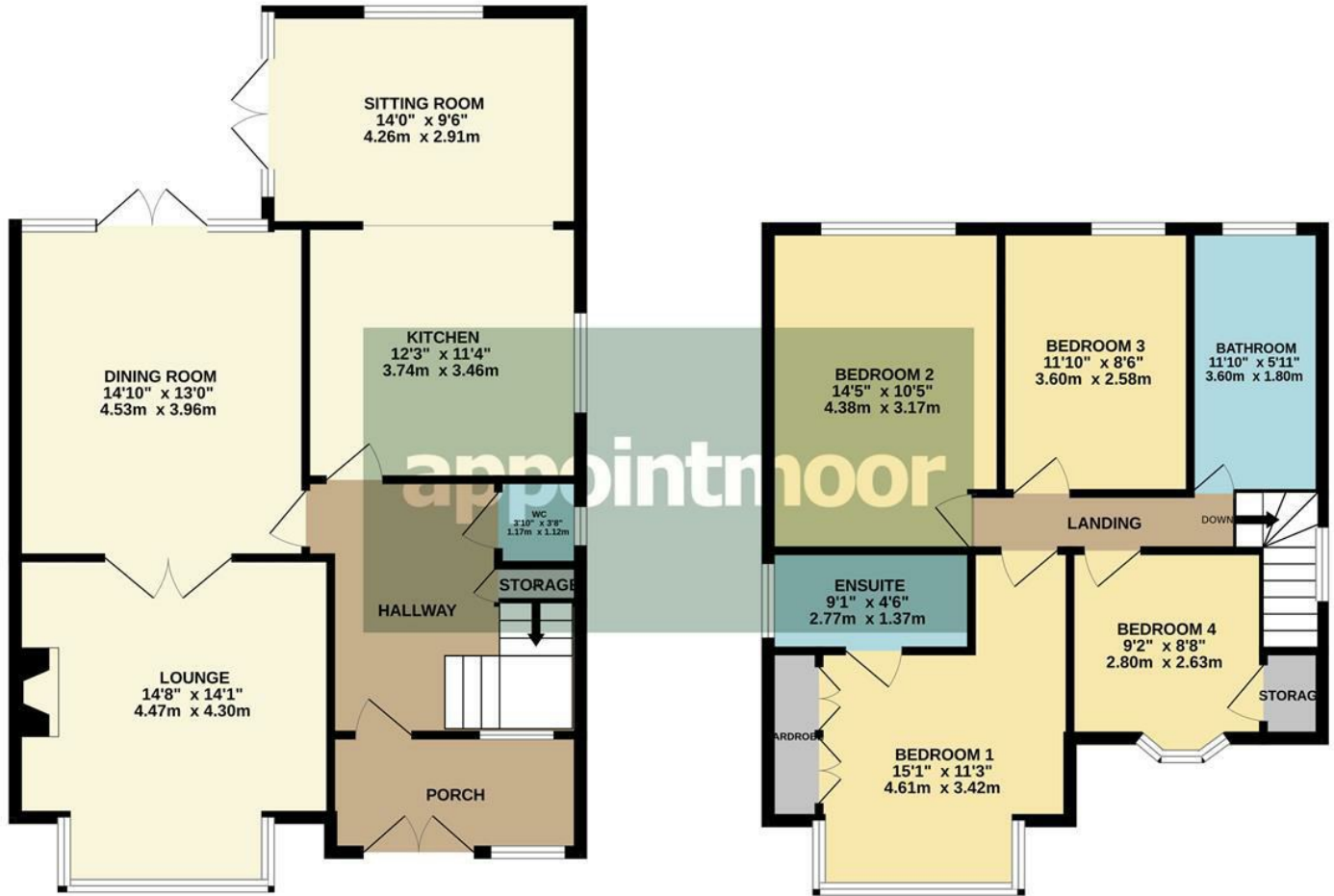
Planning permission has been granted for a loft conversion and to create a 5th bedroom on the first floor to the front aspect of the property.





GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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		
(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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