



FOR SALE

Chalkwell Avenue, Chalkwell SS0 8NN

Offers In Excess Of £900,000 Freehold Council Tax Band - E

- Four Bedroom Detached Bungalow
- Large Corner Plot
- Double Bedrooms
- Open Plan Kitchen/Lounge/Dining Area
- Large East Facing Garden
- Close Proximity To Chalkwell Seafront
- Potential To Do Loft Conversion (STPP)
- Detached Garage With Loft Space
- Four Piece Family Bathroom
- Located Within Chalkwell Hall Estate

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

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Description

We are pleased to bring to the market on a sole agency basis Chalkwell Avenue, a deceptively large four bedroom detached bungalow in the heart of the Chalkwell Hall Estate. Upon entering, you are greeted by a 49ft open plan lounge/dining space also linking onto your fitted kitchen with pantry space, also boasting four well-proportioned bedrooms with storage space in each, a great sized family four piece bathroom. One of the outstanding features to this home is the large rear garden where you have plenty of decked and patio space which is perfect for entertaining the family in the warmer months.

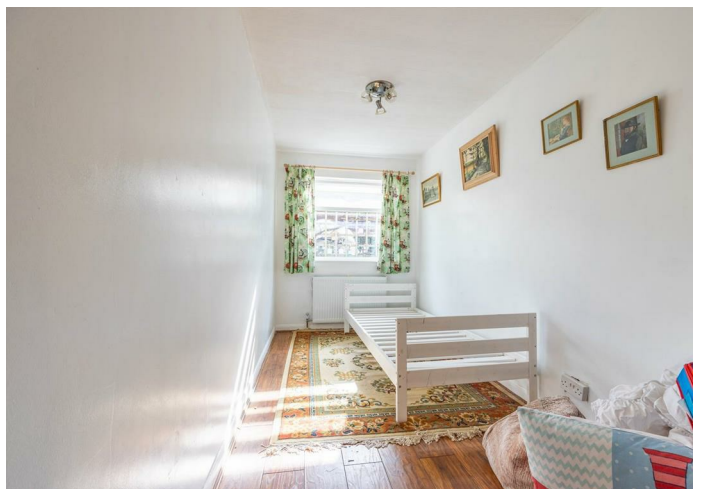
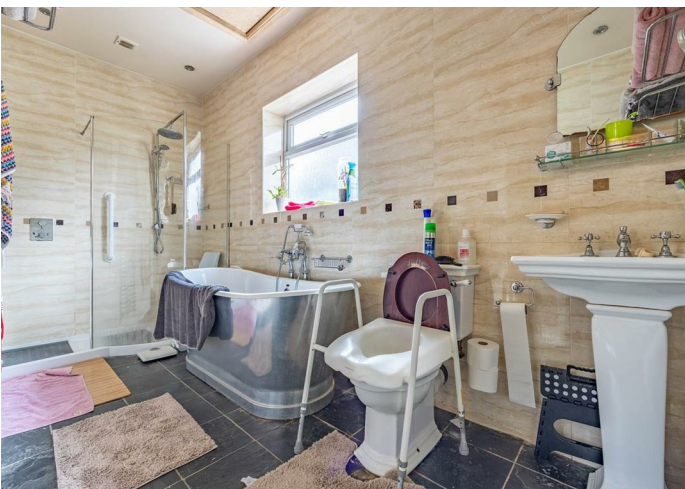
Located at the rear of the property you have driveway with

parking for two vehicles and a detached garage with a large amount of storage & loft space. Chalkwell Avenue is a property you can put your own stamp on and even have potential to do a loft conversion (STPP).

You are within a perfect location to be just a short walk from Chalkwell seafront and Chalkwell park where you can enjoy the warmer months and within walking distance to Chalkwell & Westcliff-On-Sea station where you have direct access into the city.

Don't miss out on this rare opportunity for an exceptionally large bungalow on Chalkwell Avenue, call us to arrange a viewing today!





Entrance

Single glazed obscure door to entrance, wooden flooring, radiator, coving to ceiling, pendant lighting.

Laid lawn, block paved pathway to entrance, shrubs and flower beds, parking located on driveway at the rear of the property for 2 vehicles.

Lounge/Diner

Wooden flooring with Parquet flooring underneath, radiators, double glazed sliding door to rear aspect, coving to ceiling, pendant lighting.

Kitchen

Tiled flooring, double glazed window to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 5 point electric hob with extractor over, integrated 'BOSCH' oven & grill, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, ceiling mounted lighting.

Pantry

Tiled flooring, double glazed window to rear aspect, space for tumble dryer, shelving units, ceiling mounted lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to side aspect, fitted wardrobes, coving to ceiling, pendant lighting.

Bedroom 2

Original Parquet flooring, radiator, double glazed window to front aspect, storage cupboard, coving to ceiling, pendant lighting.

Bedroom 3

Original Parquet flooring, radiator, double glazed bay window to front aspect, storage cupboard, coving to ceiling, pendant lighting.

Hall

Wooden flooring, storage cupboards, pendant lighting.

Bathroom

Tiled flooring with underfloor heating, heated towel rail, tiled walls, double glazed obscure window to side aspect, freestanding rolltop bath, walk in shower cubicle, hand basin, W/C, loft access, extractor, spotlight lighting.

Hall

Carpet flooring, storage cupboards, pendant lighting.

W/C

Laminate flooring, double glazed obscure window to rear aspect, W/C, hand basin, ceiling mounted lighting.

Bedroom 4

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

Garage

Double garage with electric up and over door, shelving and loft space, power and lighting.

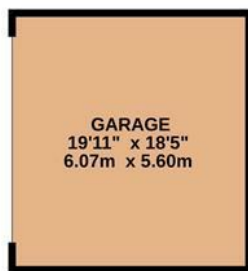
Rear Garden

East facing large rear garden, laid lawn, decked pergola seating area, crazy paved patio space, laid stones, shrubs & flower beds, mature trees, rear and side access.

Front Of Property & Parking



GROUND FLOOR
1892 sq.ft. (175.8 sq.m.) approx.



TOTAL FLOOR AREA: 1892 sq.ft. (175.8 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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			79
(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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