



FOR SALE

Crowstone Avenue, Chalkwell SS0 8HT

£1,150,000 Freehold Council Tax Band - F

- Six Bedroom Semi-Detached Family Home
- Six Double Bedrooms
- Three Bathrooms
- Fitted Kitchen With Integrated 'NEFF' Appliances
- Three Reception Rooms
- Large Rear Garden
- Two Balconies
- Ample Storage Throughout Including Walk-In Wardrobe
- Stones Throw From Westcliff-On-Sea Seafront
- Located In The Chalkwell Hall Estate

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

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Description

Presenting a stunning six-bedroom semi-detached family home located on the desirable Crowstone Avenue in Chalkwell. This impressive property boasts three spacious reception rooms along with three bathrooms, there will be no more queuing for the shower in the morning rush. Spanning over 3,370 square feet, this house offers ample space for a growing family. The property features a large west facing rear garden and additionally, there are two balconies where you can enjoy a cup of tea while taking in the fresh sea air.

Conveniently, this home provides parking for two or more

vehicles, ensuring you never have to worry about finding a spot after a long day. Not forgetting the prime location - just a stone's throw away from the seafront, offering picturesque views and the opportunity for leisurely strolls along the coast.

Situated on the Chalkwell Hall Estate, you are within a commutable distance to both Westcliff-On-Sea and Chalkwell station taking you directly into the city! You are also in catchment for four 'Outstanding' grammar schools alongside being close to a range of local amenities. Viewings are highly advised for this beautiful home!





Entrance

Double glazed obscure door to entrance, radiator, double glazed obscure window to side aspect, single glass stained obscure french doors to lounge/diner, storage cupboards, picture rail, cornice, pendant lighting.

Lounge/Diner

Wooden flooring, radiators, double glazed bay window to front aspect, double glazed window to side aspect, electric fireplace, coving to ceiling, cornice, pendant lighting and wall mounted lighting.

Reception Room

Wooden flooring, radiator, double glazed obscure windows to side aspect, double glazed French doors to rear aspect, double glazed windows to rear aspect, pendant lighting.

Kitchen

Tiled flooring, radiator, double glazed window to side aspect, double glazed door to rear aspect, base & wall units, Quartz worksurface incorporating stainless steel sink & drainer, 4 point 'NEFF' electric hob with extractor over, integrated 'NEFF' grill and oven, integrated 'NEFF' microwave, integrated 'NEFF' dishwasher, integrated fridge/freezer, integrated wine cooler, tiled splashback, double glazed bi-fold doors to conservatory, spotlight lighting.

Utility Room

Tiled flooring, wall units, space and plumbing for washing machine and tumble dryer, spotlight lighting.

Downstairs W/C

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, partially tiled walls, W/C, hand basin with storage under, ceiling mounted lighting.

Landing

Carpet flooring, radiator, single glazed obscure window to side aspect, storage cupboard, cornice, pendant lighting.

Bedroom 1

Carpet flooring, radiators, double glazed skylights to side aspect, double glazed bi-fold doors to balcony, fitted wardrobes, fitted storage cupboards, spotlight lighting.

Walk In Wardrobe

Carpet flooring, double glazed skylight to front aspect, spotlight lighting.

En-Suite

Tiled flooring, heated towel rail, double glazed skylight to rear aspect, tiled walls, walk in shower cubicle, hand basin, W/C, spotlight lighting.

Balcony

Tiled west facing balcony.

Bedroom 2

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

En-Suite

Tiled marble flooring, heated towel rail, marble tiled walls, walk in shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

Bedroom 3

Wooden flooring, radiator, double glazed window to front aspect, double glazed door leading to balcony, picture rail, pendant lighting.

Balcony

Decked East facing balcony.

Bedroom 4

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

Bedroom 5

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

Bathroom

Tiled flooring, double glazed obscure window to side aspect, tiled walls, bath, walk in shower cubicle, hand basin with storage under, W/C, spotlight lighting.

Bedroom 6

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

Rear Garden

Block paved patio area, decked sun terrace space, laid lawn, summer house to remain, shrubs and flowerbeds, mature trees.

Front Of Property & Parking

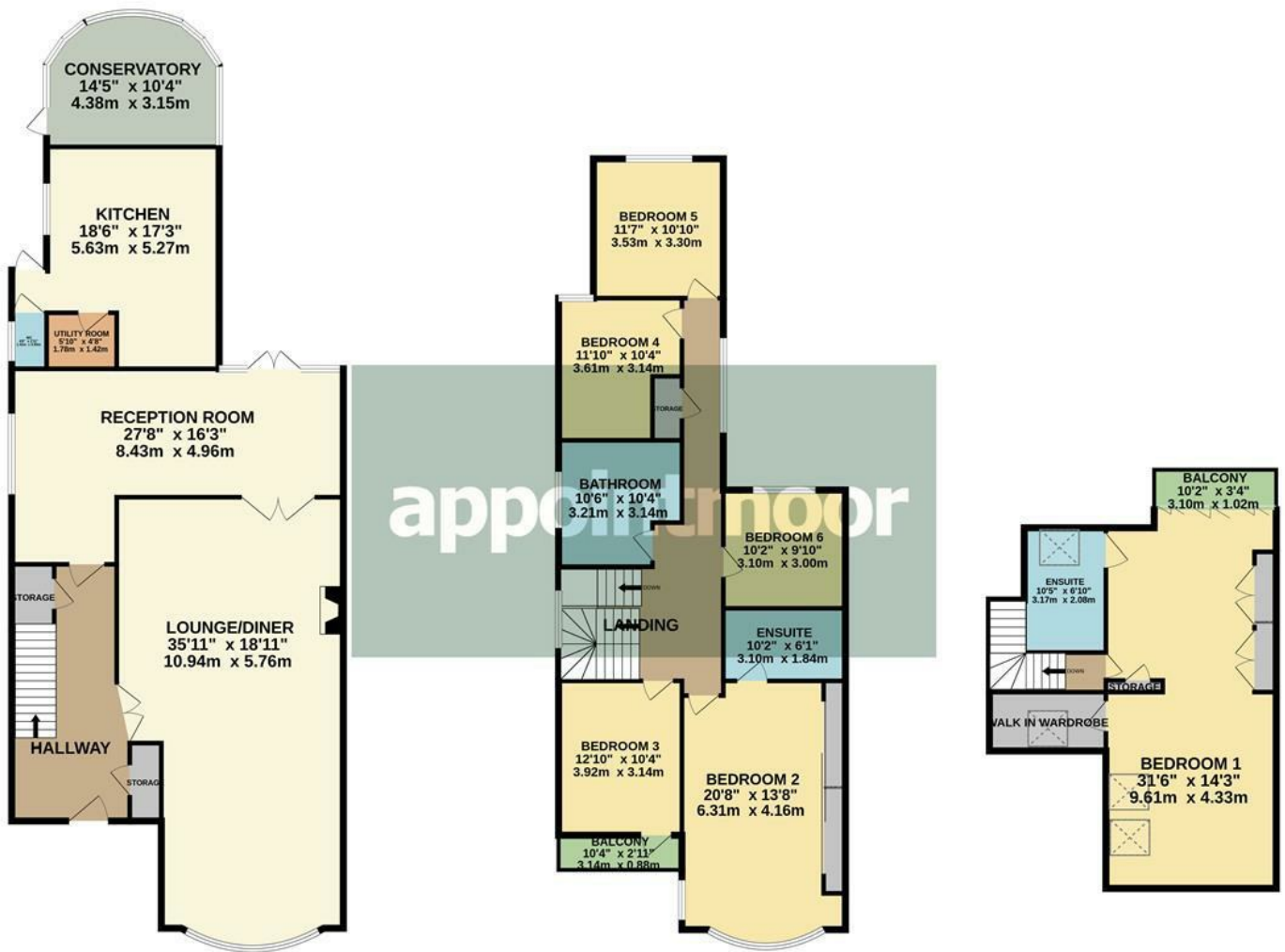
Block paved stairs leading to entrance, shrubs and flower beds, mature trees, block paved driveway with parking for several vehicles.



GROUND FLOOR
1616 sq.ft. (150.2 sq.m.) approx.

1ST FLOOR
1149 sq.ft. (106.7 sq.m.) approx.

2ND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 3370 sq.ft. (313.1 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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			80
(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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