



FOR SALE

Hall Park Avenue, Chalkwell SS0 8NR

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

- Five Bedroom Detached Family Home
- Located In Sought After Chalkwell Hall Estate
- Upper Floors Beautifully Rennovated
- Fitted Kitchen With Space For Appliances
- Large Rear Garden
- Walking Distance To Chalkwell Station
- Catchment Area For Four 'Outstanding' Grammar Schools
- In Close Proximity To Leigh Broadway
- Garage & Parking For Two Vehicles
- Two Reception Rooms & Play Room

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

appointmoor

Description

We are excited to bring to market Hall Park Avenue in Chalkwell, this beautiful five-bedroom detached family home is a true gem. Boasting a generous 2,413 sq ft of living space, this property offers ample room for comfortable living.

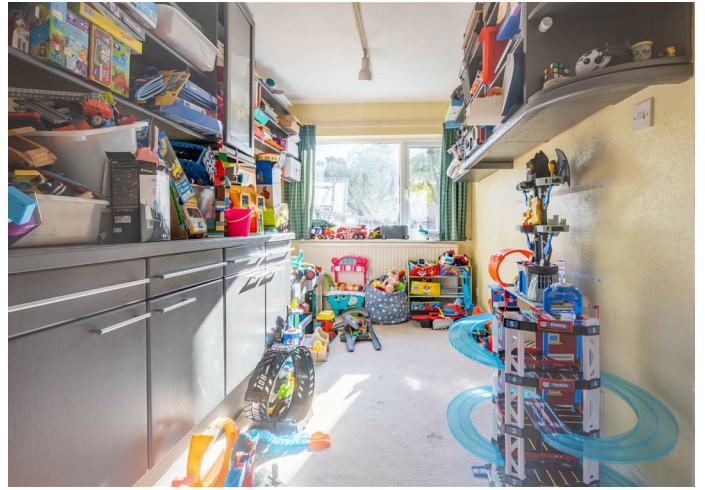
The upper floor has been beautifully renovated, providing a modern touch to the traditional charm of the house. With two stunning bathrooms and five well-proportioned bedrooms, two of which offering aircon units, there is plenty of space for the whole family to enjoy. One of the great features of this property is the large rear garden, perfect for outdoor gatherings or simply relaxing in the

fresh air. Additionally, the two reception rooms and a playroom offer versatile spaces that can be tailored to suit your lifestyle.

Located in the sought-after Chalkwell Hall estate, this home is in the catchment area for four 'Outstanding' grammar schools, making it an ideal choice for families with children. Furthermore, being within walking distance to Chalkwell station, commuting is made easy for those working in the city.

Don't miss out on the opportunity to make this house your own and create lasting family memories in this wonderful property.





Entrance Hall

Single glazed glass stained obscure wooden door to entrance, carpet flooring, radiator, storage cupboard, understairs storage, picture rail, coving to ceiling, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed bay window, feature fireplace, picture rose, ceiling rose, pendant lighting.

Reception Room

Carpet flooring, radiator, double glazed windows to side aspect, double glazed sliding doors to rear aspect, wall mounted lighting.

Kitchen

Tiled flooring, radiator, double glazed door to side aspect, double glazed window to rear aspect, double glazed window to side aspect, base & wall units, rolltop worksurface incorporating stainless steel worksurface, 4 point gas hob with extractor over, integrated oven, space for fridge/freezer, space & plumbing for washing machine, spotlight lighting.

Play Room

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

Landing

Carpet flooring, pendant lighting, stairs leading to 2nd floor.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to rear aspect, spotlight lighting.

En-Suite

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

Bedroom 2

Carpet flooring, radiator, double glazed bay window, fitted storage with hand basin, fitted wardrobes, pendant lighting.

Family Bathroom

Currently in need of renovation.

Bedroom 5

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

Landing

Carpet flooring, double glazed Velux window, doors leading to walk in wardrobe, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, fitted Mitsubishi aircon unit, spotlight lighting.

Bedroom 4

Carpet flooring, radiator, double glazed window to rear aspect, fitted Mitsubishi aircon unit, spotlight lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed window to rear aspect with stunning views of the estuary, tiled walls, walk in shower cubicle, hand basin, W/C, extractor, spotlight lighting.

Walk In Wardrobe

Carpet flooring, automated entrance lightings, clothes rail, spotlight lighting.

Rear Garden

Crazy paved patio seating area, laid lawn, shrubs & flowerbeds, mature trees.

Front Of Property & Parking

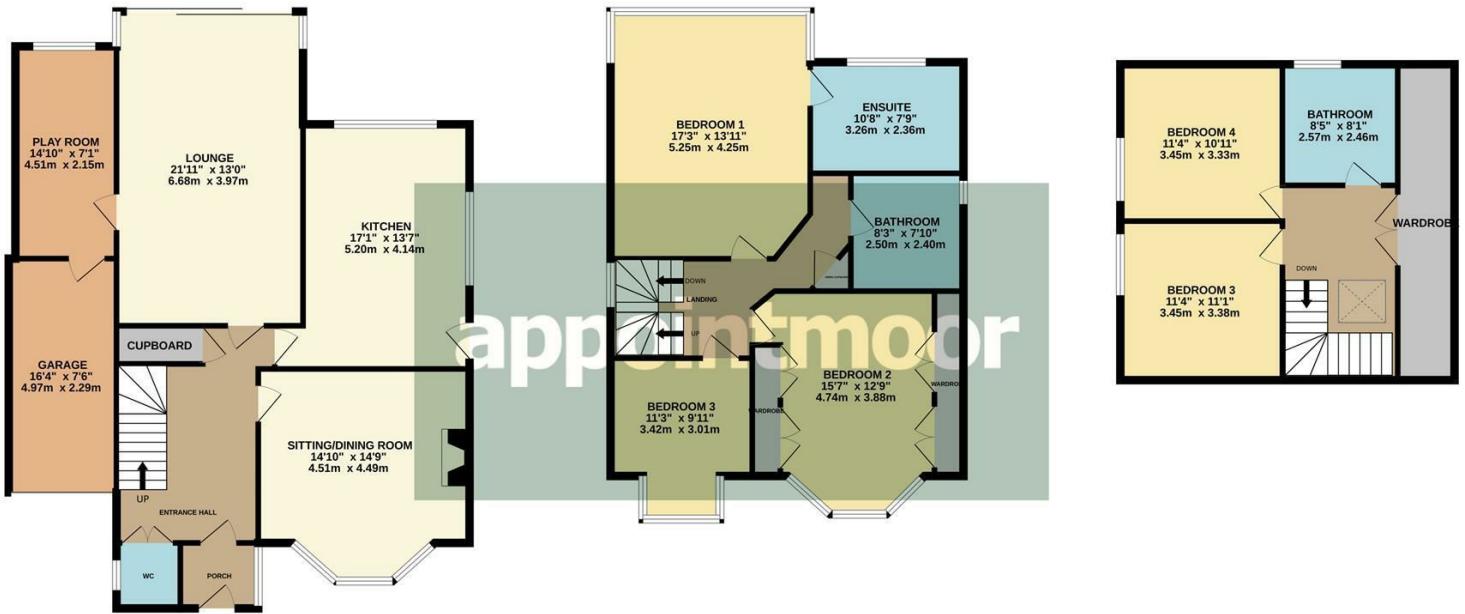
In & out driveway with parking for 2 vehicles.



GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.

2ND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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.
Made with Metropix ©2024



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk

- facebook.com/appointmoor
- instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor