



# FOR SALE

## Leasway, Chalkwell SS0 8PB

£950,000 Freehold Council Tax Band - F

- Detached House
- Chalkwell Hall Estate
- Four Bedrooms
- Two Reception Rooms
- Bathroom, Principal En-suite & Cloakroom
- South Facing Rear Garden
- Garage to Side Aspect
- Off Street Parking for 3 Vehicles
- Convenient for Rail Station
- Short Walk to Seafront, Leigh & Amenities

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

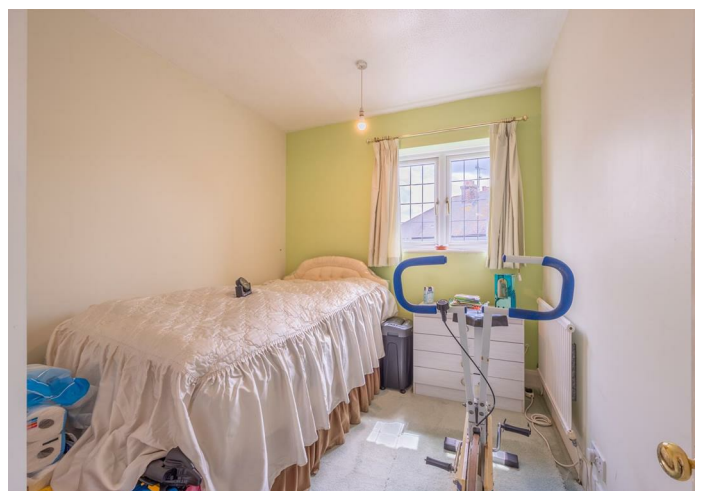
**appointmoor**

## Description

Beautiful detached house set on a good size plot in the heart of the Chalkwell Hall Estate. This spacious property offers two good size reception rooms plus kitchen breakfast room and cloakroom to the ground floor with four bedrooms, principal en-suite and family bathroom to the first floor. Externally there is a large paved frontage for off street parking of

several vehicles, garage to the side aspect and south facing rear garden. Located in one of the highly sought-after Chalkwell roads around Ridgeway Green, convenient for the rail station and just a short walk from the seafront, central Leigh, amenities and schools. Viewing is highly advised.





### **Entrance**

Front door into the entrance hallway with fitted carpet, radiator, stairs to first floor with under stair cupboard and doors to all rooms.

### **Lounge**

Lounge to the front aspect with triple glazed bay window, fitted carpet and radiator.

### **Dining Room**

Dining room to the rear aspect with large triple glazed square bay window and door with steps down to the rear garden. Fitted carpet, radiator and decorative fireplace.

### **Kitchen**

Kitchen breakfast room with triple glazed windows to the side and rear aspect and door with steps down to the rear garden. The fitted kitchen has a range of wall and base units with rolled edge work surfaces, tiled walls and stainless steel sink with mixer tap. Breakfast bar area, integrated eye level oven, gas hob with extractor hood, fridge freezer and space for appliances.

### **Cloakroom**

Two piece cloakroom comprising WC and wash hand basin.

### **First Floor**

Stairs to first floor landing with window to side aspect, fitted carpet, storage cupboard and doors to all rooms.

### **Bedroom 1**

Principal bedroom to the rear aspect with fitted carpet, radiator, coving and triple glazed square bay window. Door to en-suite.

### **En-Suite**

Three piece suite comprising panel corner bath with telephone style shower attachment, WC and wash hand basin. Obscure triple glazed window, tiled walls and vinyl floor.

### **Bedroom 2**

Bedroom with triple glazed windows to the front and side aspects, coving, fitted carpet and radiator.

### **Bedroom 3**

Bedroom with triple glazed windows to the front and side aspects, fitted carpet and radiator.

### **Bedroom 4**

Bedroom with triple glazed window to the rear aspect, fitted carpet and radiator.

### **Bathroom**

Three piece suite comprising WC, vanity wash hand basin and bath with shower over and glazed screen. Fully tiled with obscure triple glazed window to side aspect.

### **Rear Garden**

Well-kept south facing rear garden commencing with a large paved patio to the side and rear leading to a lawn area with timber fencing, trees and shrubbery. Gated side access to the front and brick built shed.

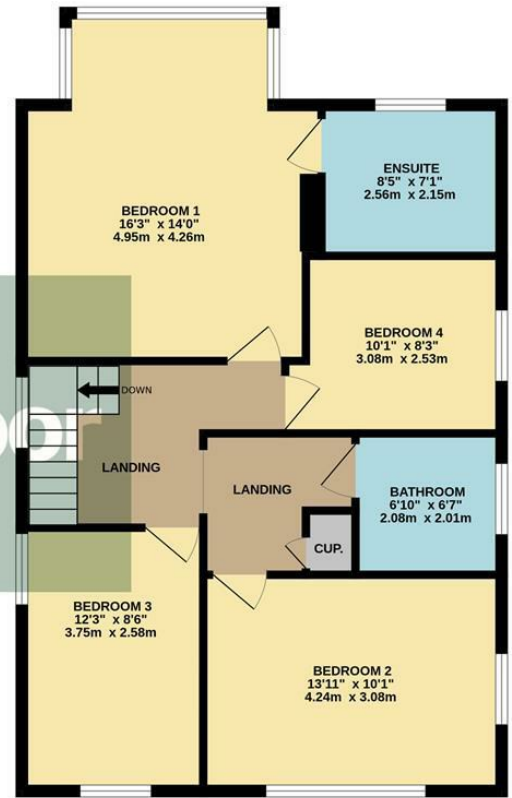
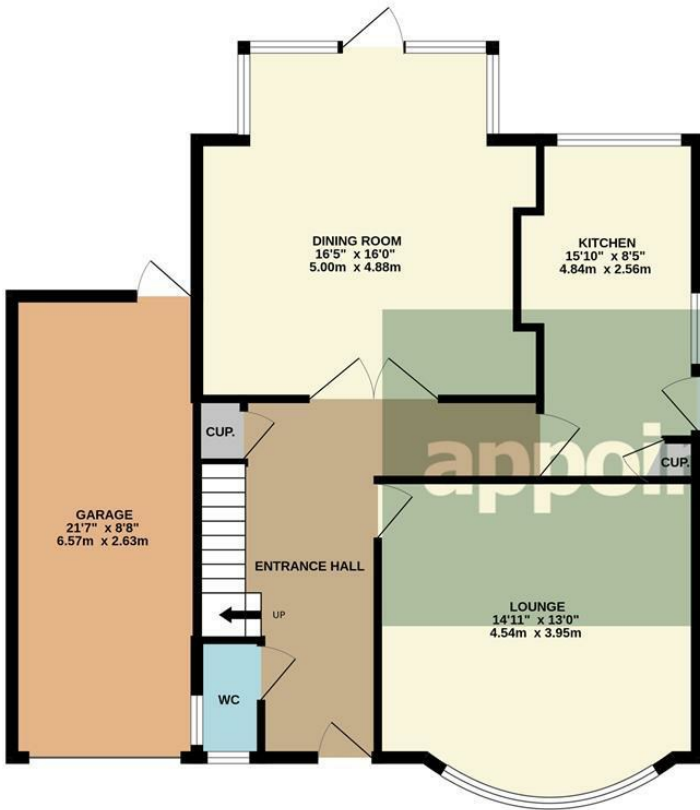
### **Garage & Parking**

Long length garage to the side aspect with up & over door, power and lighting and rear door out to garden. Paved frontage for off street parking of several vehicles.



GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(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			83
(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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