



# FOR SALE

**Hall Park Avenue,  
Chalkwell SS0 8NR**

**Asking Price £1,300,000   Freehold   Council Tax Band - F   1539.00 sq ft**

- Unique Four Bedroom Detached Bungalow
- Chalkwell Hall Estate Catchment
- Substantial Corner Plot
- Two Garages With Parking In Front
- Gorgeous South Facing Lounge
- Large Front Garden
- In Catchment For Outstanding Schools
- Stones Throw From The Seafront
- Walking Distance To Chalkwell Station
- No Onward Chain

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

**appointmoor**



## Description

**\*\*A FANTASTIC OPPORTUNITY TO PURCHASE THIS ICONIC HOME\*\***

We, at Appointmoor, are incredibly privileged to bring to market this unique four bedroom detached bungalow situated on the sought after Hall Park Avenue. Located within the Chalkwell Hall Estate, this property is one you must see!

Offering two reception rooms, one of which is a beautiful south facing lounge, four double bedrooms with ample storage, a fitted kitchen with space for appliances and two bathrooms, you have a great amount of room for a growing family. There are large rear & front gardens, parking is

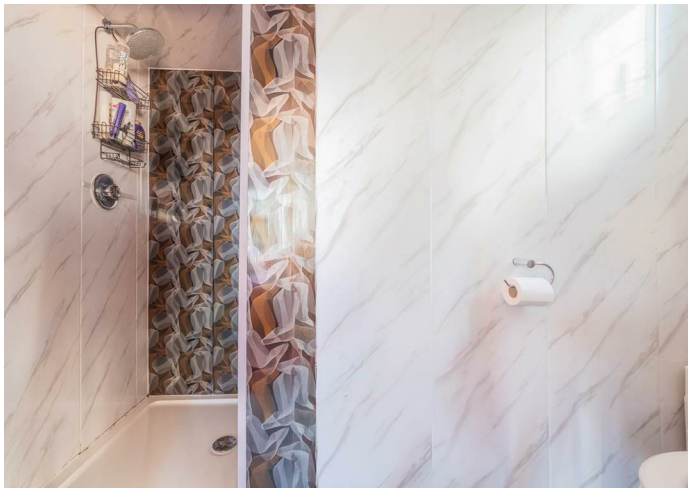
allocated on your private driveway in front of two garages.

Chalkwell station is a short distance away where you are within the perfect location to get straight into the city. Not forgetting that you are also a stones throw away from the seafront, where you can enjoy the warmer weather with a Rossi's ice cream!

If you are looking for a new home within the Chalkwell Hall Estate, please give us a call now to arrange a viewing!







**Entrance Hall**

20'06 x 7'0 (6.25m x 2.13m)

Single glazed wooden door to entrance, carpet, radiator, feature fireplace, wooden beams, pendant lighting.

**Lounge**

17'0 x 14'06 (5.18m x 4.42m)

Original Parquet flooring, radiator, single glazed bay window to front aspect, single glazed bay window to front aspect, feature fireplace, ceiling rose, ornate cornice.

**Dining Room**

16'06 x 13'02 (5.03m x 4.01m)

Tiled flooring, radiator, single glazed window to front aspect, feature fireplace, pendant lighting.

**Kitchen**

15'05 x 12'0 (4.70m x 3.66m)

Laminate flooring, double glazed windows to rear and side aspect, wooden barn style door to rear, base & wall units, laminate worksurface incorporating stainless steel sink and drainer, gas hob with extractor over, integrated electric oven, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled splashback, pendant lighting.

**Bedroom 1**

13'10 x 12'7 (4.22m x 3.84m)

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

**En-Suite**

8'0 x 6'5 (2.44m x 1.96m)

Tiled flooring, tiled walls, heated towel rail, shower cubicle, hand basin, W/C, extractor, ceiling mounted lighting.

**Bedroom 2**

12'09 x 8'09 (3.89m x 2.67m)

Carpet flooring, radiator, single glazed bay window to front aspect, storage cupboards, ceiling mounted lighting.

**Bedroom 3**

14'07 x 9'10 (4.45m x 3.00m)

Carpet flooring, radiator, double glazed sliding doors to rear aspect, pendant lighting.

**Family Bathroom**

8'2 x 7'10 (2.49m x 2.39m)

Tiled flooring, heated towel rail, double glazed obscure windows to rear aspect, tiled walls, bath, hand basin, W/C, ceiling mounted lighting.

**Bedroom 4**

8'10 x 8'11 (2.69m x 2.72m)

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, pendant lighting.

**Garages**

16'10 x 9'10 (5.13m x 3.00m)

Two single garages with concrete flooring and up and over doors.

**Rear Garden**

Laid to lawn, shrubs and flower beds, patio seating area, side access, mature trees.

**Front Of Property & Parking**

Laid to lawn, shrubs and flowerbeds, mature trees. Parking on the driveway with space for several vehicles.

**School Catchments**

Saint Pierre School

Chalkwell Hall Junior School

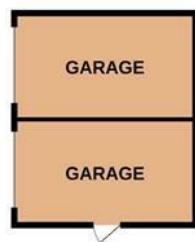
Westcliff High School for Boys Academy

Westcliff High School for Girls









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) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>48</b>	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> 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**

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