



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

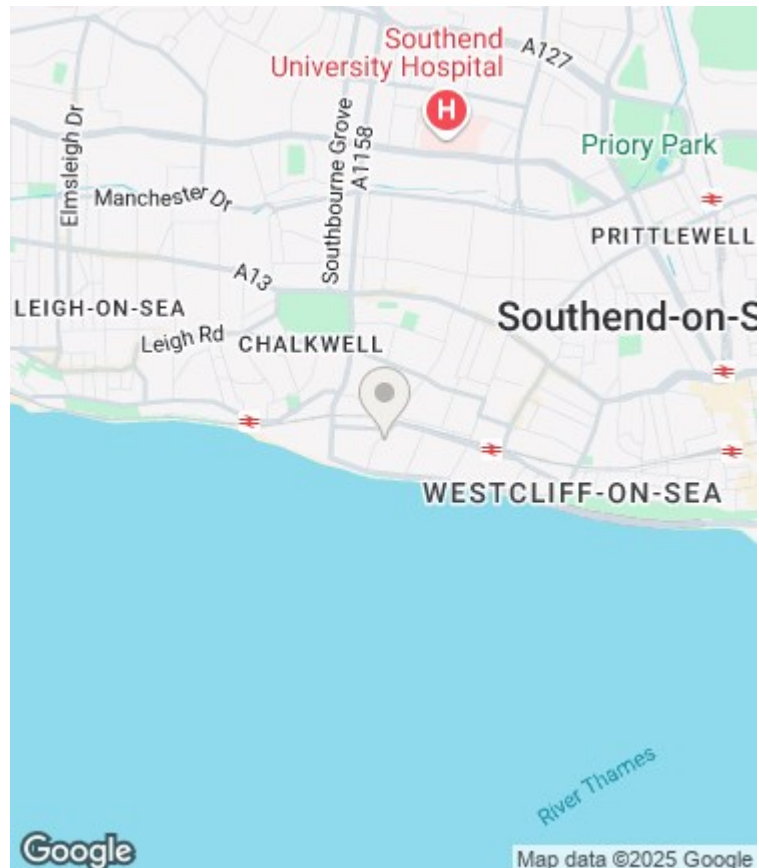
Energy Efficiency Rating

	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	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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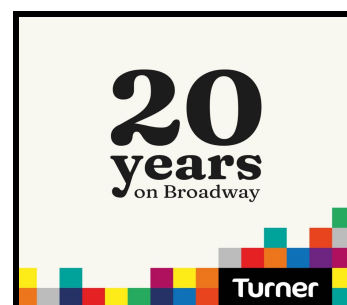
SOUGHT AFTER CHALKWELL HALL LOCATION
HARMONIOUS BLEND OF MODERN & PERIOD FEATURES

FIVE BEDROOMS WITH ENSUITE TO MASTER
THREE RECEPTION ROOMS
DRIVEWAY FOR THREE VEHICLES

SYMPATHETICALLY RENOVATED SPACIOUS FAMILY HOME
MOMENTS FROM THE SEAFRONT & CLOSE TO
CHALKWELL STATION
LARGE CONTEMPORARY FAMILY BATHROOM
FITTED KITCHEN / BREAKFAST ROOM WITH APPLIANCES
NEEDS TO VIEWED TO BE FULLY APPRECIATED

Crowstone Avenue, Westcliff-On-Sea

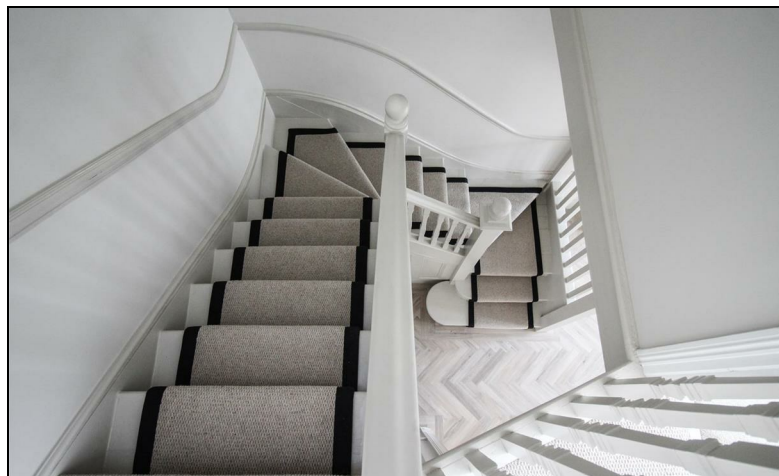
£950,000



WHAT & WHERE - LOCATED MOMENTS FROM THE SEAFRONT, THIS SYMPATHETICALLY RENOVATED FAMILY HOME HARMONIOUSLY BLENDING PERIOD FEATURES WITH MODERN CONVENIENCE. PERFECTLY PLACED FOR CHALKWELL STATION, CHALKWELL PARK, LEIGH BROADWAY AND CLIFFS PAVILION PAVILION, MAKING IDEAL FOR COMMUTERS AND LOVERS OF THE ARTS ALIKE.

WHY - A PERFECT FAMILY HOME WITHIN WALKING DISTANCE OF A HOST OF AMENITIES INCLUDING CHALKWELL STATION, MAKING IDEAL FOR A COMMUTER, DOWNSIZER OR ANYONE WANTING A SEASIDE LOCATION.

 5  2  3  D Council Tax Band : F



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Turner Sales & Lettings



ENTRANCE PORCH
2.39m x 1.27m (7'10" x 4'2")

ENTRANCE HALL
5.56m x 4.17m reducing to
2.36m (18'3" x 13'8" reducing
to 7'9")

LOUNGE
5.38m into bay x 4.85m (17'8"
into bay x 15'11")

DINING ROOM
5.77m x 3.96m (18'11" x 13')

KITCHEN / BREAKFAST ROOM
5.72m reducing to 3.63m x
5.64m (18'9" reducing to 11'11"
x 18'6")

SITTING ROOM / PLAYROOM
3.61m x 3.23m (11'10" x 10'7")

CLOAKROOM / UTILITY ROOM
2.26m x 1.73m (7'5" x 5'8")

PRIMARY BEDROOM
5.08m into bay x 4.50m (16'8"
into bay x 14'9")

BEDROOM TWO
5.38m reducing to 3.53m x
2.64m (17'8" reducing to 11'7"
x 8'8")

ENSUITE
1.88m x 1.45m (6'2" x 4'9")

**BEDROOM THREE WITH
BALCONY**
3.73m x 3.48m (12'3" x 11'5")

BEDROOM THREE W.C
1.42m x 1.09m (4'8" x 3'7")

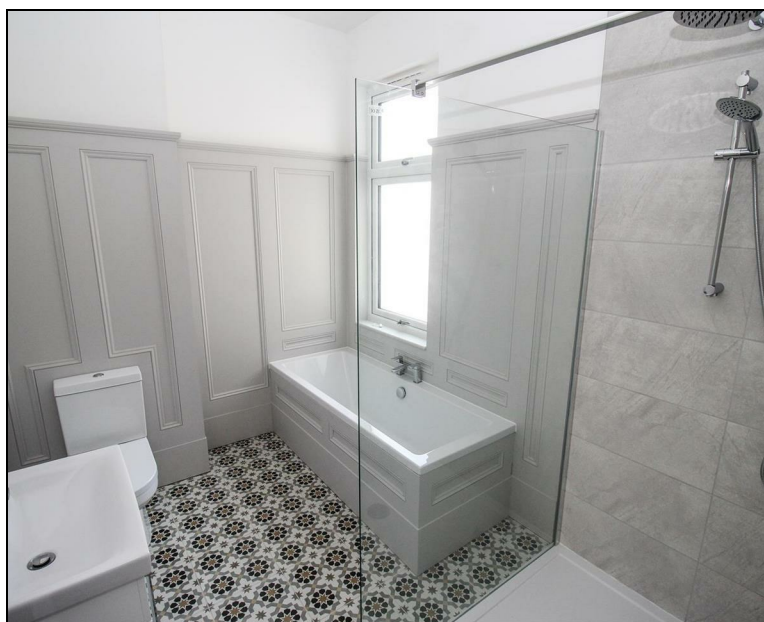
**BEDROOM FOUR WITH
BALCONY**
3.94m x 2.87m (12'11" x 9'5")

BEDROOM FIVE
2.79m x 2.62m (9'2" x 8'7")

BATHROOM
2.69m x 2.26m (8'10" x 7'5")

**DRIVEWAY FOR THREE
VEHICLES**

EAST BACKING REAR GARDEN
approximately 15.24m
(approximately 50')



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