



* £340,000- £360,000 * NO ONWARD CHAIN * THREE GOOD SIZED BEDROOMS * LARGE KITCHEN * SPACIOUS SOUTH FACING REAR GARDEN * POTENTIAL FOR PARKING S.T.P (READ FOR DETAILS) * This three bedroom detached chalet offers lots of potential throughout. There is a three piece bathroom, a sunlit front lounge with gorgeous bay windows and a generously sized kitchen. There is also a spacious South facing rear garden that soaks up the sun in the warmer months. The property is close to local amenities and is in the school catchment area for Chalkwell Hall Infant and Junior Schools and Chase High School. Westcliff Grammar School for Boys and Girls is also close by. Chalkwell Beach, Station and Park are all within walking distance.

- Detached chalet
- Three good sized bedrooms
- Three piece bathroom
- Large fitted kitchen
- Spacious South facing rear garden
- Short walk to Chalkwell and Westcliff Train Stations
- Catchment for Chalkwell Hall Infant and Junior School
- Short walk to Westcliff Grammar School for Boys and Girls
- Chalkwell Park and Beach nearby
- No onward chain

Fairfax Drive

Westcliff-on-Sea

£340,000

Price Guide



Fairfax Drive



Frontage

Offers a block paved drive area which could be turned into parking S.T.P, side access to the rear garden, access to:

'L' Shaped Hallway

Smooth ceilings with two pendant lights, picture rails, UPVC stained glass entrance door to the side, large store cupboard with access to the loft and also houses the utility meters and fuse board, radiator, wall lights, laminate flooring.

Kitchen

11'8 x 10'7

Smooth ceilings with a pendant light, leadlight double glazed windows and a door to the side leading out to the garden and the front, kitchen comprising of wall and base level units with a roll edge laminate worktop, cupboard housing a wall mounted maxi boiler, integrated oven with a four ring hob and an extractor fan above, space for a wine cooler, space for a washing machine, stainless steel sink and drainer with a mixer tap, laminate flooring.

Lounge

15'4 (into the bay) x 12'4

Smooth coved ceiling with a ceiling rose and a pendant light, picture rails, leadlight stained glass bay windows to the front, feature fireplace with a wooden surround, radiator, laminate flooring.

Bedroom One

13'4 (into the bay) x 12'4

Smooth coved ceiling with a ceiling rose, leadlight stained glass double glazed bay window to the front, feature fireplace for a wooden surround, radiator, laminate flooring.

Bedroom Two

11'2 x 10'5

Smooth ceiling with a pendant light, floor to ceiling mirrored sliding door wardrobes, picture rail, radiator, laminate flooring, double glazed French doors to the rear.

Bedroom Three

10'4 x 8'5

Smooth ceiling with a ceiling rose, built in shelving, UPVC door to the rear leading out to the garden, dado rail, radiator, feature fireplace, laminate flooring.

Shower Room

8'0" x 7'10" >5'2"

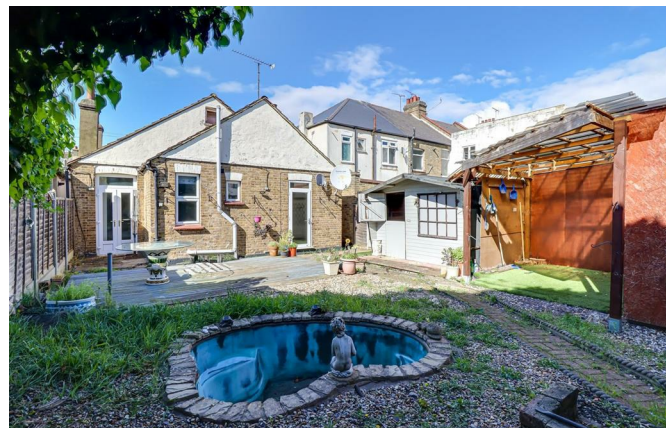
Smooth ceilings with inset spotlights and an extractor fan, patterned obscured double glazed windows to the rear, double walk in shower with a rainfall head and a shower attachment, low level w/c, vanity unit wash basin, chrome heated towel rail, part tiled walls, tiled flooring.

South Facing Garden

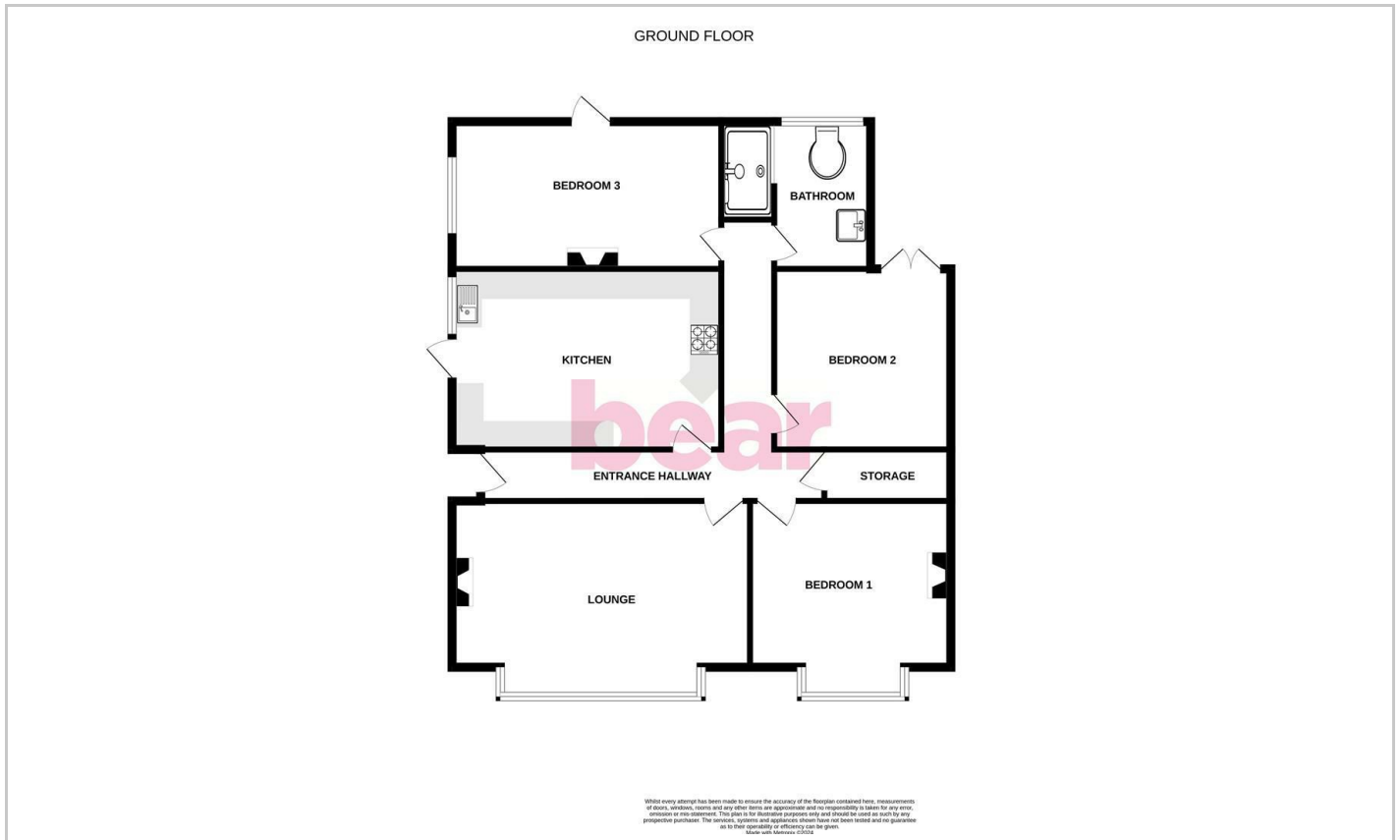
Commensates with a concrete path with a raised decking area ideal for entertaining with the remainder shingled, artificial lawn area, log cabin, large storage area, outside tap, side access back to the frontage.

Parking Note:

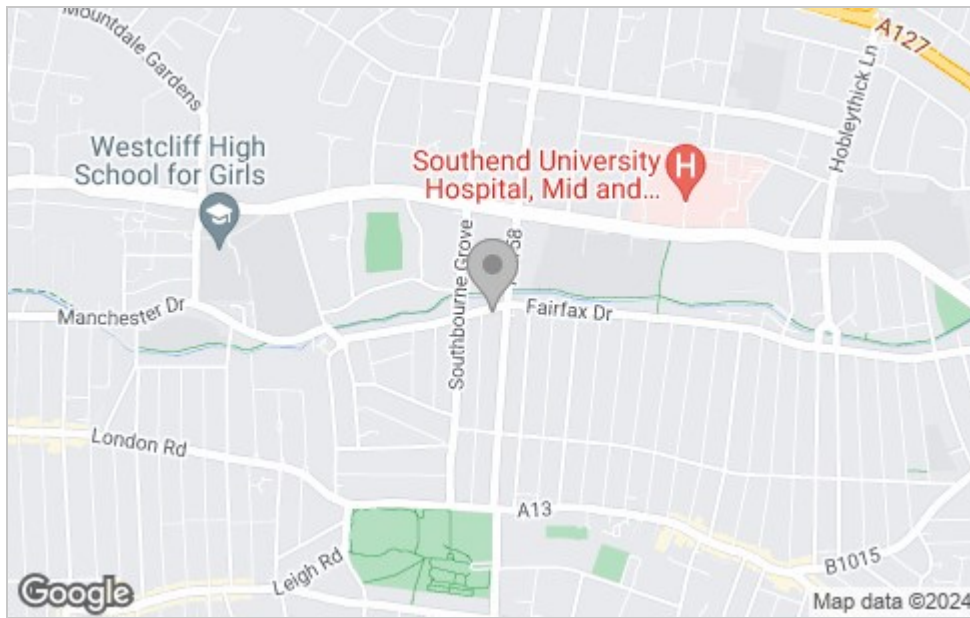
Block paving to the front to fit two cars, no dropped curb as of yet but double yellows to the front to stop people parking across the house.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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 guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

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Energy Efficiency Graph

| 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 | |