



\* DETACHED \* LARGE WEST FACING GARDEN \* REAR EXTENSION \* CHALKWELL HALL ESTATE \* AMPLE PARKING \* OUTBUILDINGS \* ORIGINALLY DIFFERENT LAYOUT UPSTAIRS \* This sizeable and uniquely characterful detached home sits proudly on Chalkwell Avenue within the Chalkwell Hall Estate and is a stone's throw from Chalkwell Station, the beachfront and Leigh Broadway. The home has four impressive bedrooms, one of which has its own roof terrace and en-suite, a six-piece family bathroom, three reception rooms and a tastefully designed kitchen with views out onto the vast west facing garden. The home also offers a downstairs w/c, utility room, outbuildings and ample parking on the landscaped frontage. For schooling, Chalkwell Hall Infants and Juniors and Belfairs Academy are within the catchment area with the prestigious grammar schools of the area only being a short distance away.

- Chalkwell Hall Estate
- Large west facing garden
- Roof terrace
- Large rear extension
- Ample parking
- Originally different layout upstairs
- Vast reception rooms
- Unique period character throughout
- Walk to Chalkwell Station and the beachfront
- Walk to Leigh Broadway

## Chalkwell Avenue

Westcliff-On-Sea

**£1,250,000**



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# Chalkwell Avenue



## Frontage

Impressive frontage with garden wall and wrought iron railings and a cobblestone driveway providing parking for up to five vehicles, side access down both sides of the property, decorative Crittall and obscured glazed front door leading to:

## Porch

6'2" x 5'11"

Built-in cloak cupboard, tiled floor, wooden and glazed front door leading to:

## Entrance Hallway

10'4" x 9'5"

Carpeted staircase rising to first floor landing, large shoe cupboard with original double doors, radiator with decorative wooden cover, coving, skirting, tiled flooring.

## Music Room

16'2" x 15'10"

Double glazed leadlight bay fronted window with an original stained glass feature window to side aspect, radiator with decorative wooden cover and integrated bookshelf, feature fireplace, secondary double radiator, ceiling rose, coving, skirting, wooden flooring.

## Office/Bedroom Four

19'8" x 8'9"

UPVC double glazed leadlight window to front aspect as well as an obscured UPVC double glazed leadlight window to side aspect, boiler cupboard, spotlighting, integrated speaker system, skirting and wooden flooring.

## Downstairs W/C

6'7" x 3'3"

UPVC double glazed leadlight window to side aspect, vanity unit with counter top wash basin and chrome mixer tap with a tiled splashback, inset tiled shelving, low-level w/c, radiator, understairs storage cupboard, picture rail, skirting, tiled flooring.

## Extended Kitchen-Diner

28'11" x 16'9"

Beautiful and unique bespoke French door and circular window set to rear aspect for garden access, as well as two double glazed Velux windows above, three ornate cast iron radiators as well as a fourth single radiator, spotlighting, skirting, tiled flooring.

Wooden shaker style kitchen units both wall mounted, base level and larder style comprising; granite worktops with a large island unit, five ring burner Bosch gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap and a granite splashback, eye-level integrated Kenwood microwave, eye-level integrated Bosch oven and separate grill, integrated Kenwood dishwasher, access to utility room, space for large American style fridge/freezer.

## Utility Room

7'10" x 6'9"

Base level shaker style kitchen units with granite worktops, stainless steel sink and drainer with chrome mixer tap, tiled splashback, space for washing machine and tumble dryer, coat store, spotlighting, skirting, tiled flooring.

## Extended Lounge

26'7" x 14'11"

Large double glazed French doors and window set to rear aspect for garden access as well as a UPVC double glazed leadlight window to side aspect, two double radiators and secondary single radiator, decorative coving, spotlighting, skirting, tiled flooring.

## First Floor Landing

21'9" x 6'8"

Feature double glazed UPVC obscured feature window to side aspect, large airing cupboard plus additional storage cupboard, loft access, coving, picture rail, skirting, ornate radiator, carpet.

## Master Bedroom

19'8" x 12'2"

UPVC double glazed French doors and sidelights for access to the private balcony/roof terrace, as well as a UPVC double glazed leadlight window to rear aspect, access to en-suite, double radiator, two sets of in-built wardrobes, ceiling rose, coving, picture rail, skirting, carpet.

## En-suite to Master

9'8" x 5'8"

Tiled shower enclosure with drencher head and secondary shower attachment, vanity unit with countertop wash basin and chrome mixer tap, low-level w/c, wall mounted mirrored cupboard, chrome towel radiator, extractor fan, floor to ceiling wall tiles, coving, picture rail, skirting, lino flooring.

## Roof Terrace/Balcony

West facing with decorative wrought-iron railings and artificial lawn.

## Bedroom Two

16'5" x 15'6"

Double glazed leadlight bay fronted window as well as a double glazed leadlight side window, large run of in-built wardrobes as well as 'his and hers' vanity units with separate sinks and brass mixer taps, radiator, coving, skirting, carpet.

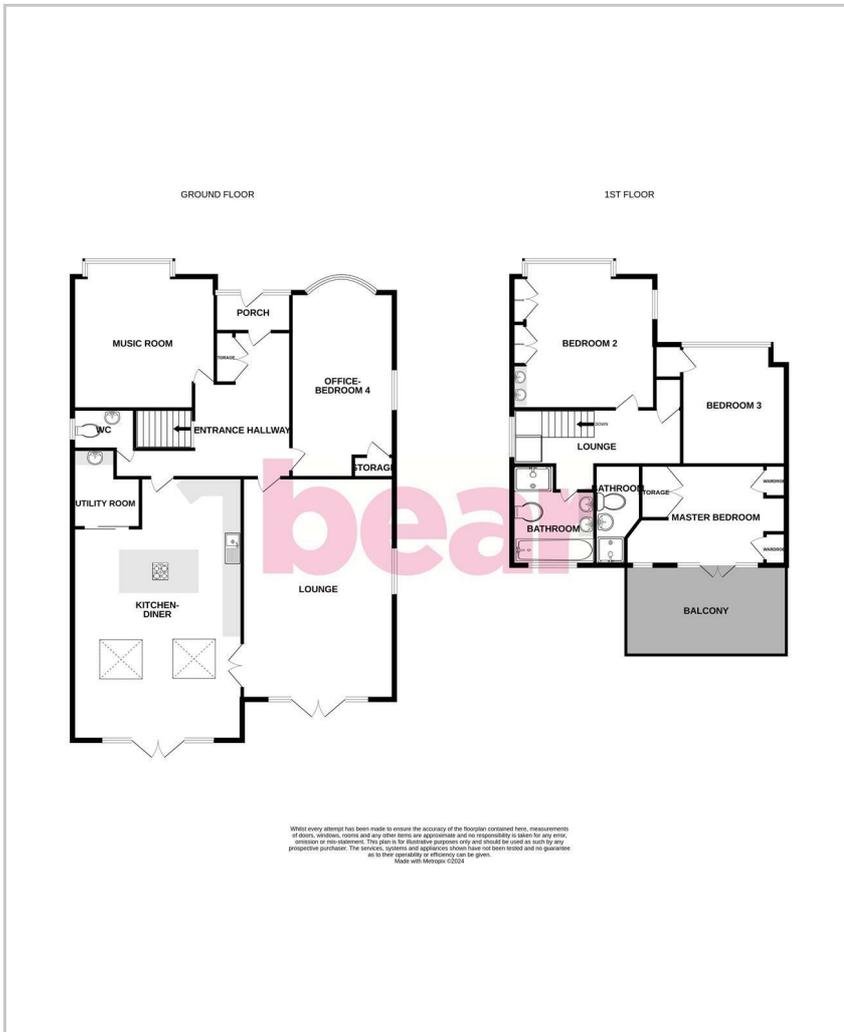
## Bedroom Three

10'9" x 10'5"

Double glazed leadlight window to front aspect, large storage cupboard as well as high level storage cupboard, radiator, skirting, carpet.



# Floor Plan



## Area Map



## 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			
<b>England &amp; Wales</b>		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			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.

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