



\* £400,000- £425,000 \* WALK TO CHALKWELL STATION AND PARK \* GREAT SCHOOL CATCHMENT \* WEST FACING GARDEN \* LARGE PROPERTY WITH A HUGE AMOUNT OF PERIOD FEATURES \* CONSERVATORY \* This spacious three-bedroom family home offers great-sized reception rooms, a fitted kitchen and a conservatory which leads out to a picturesque west-facing garden. While upstairs, you will find three bedrooms, two of which have built-in wardrobes, ample storage throughout, a spacious family bathroom and a loft with potential for conversion (subject to planning). For schooling, Chalkwell Hall Schools and Belfairs Academy are within catchment and the grammar schools of the borough are nearby. There are amenities and bus links very close at hand and the beachfront, Chalkwell Park and Chalkwell Station are all only a walk away!

- Chalkwell Park at the top of the road
- Chalkwell Hall and Belfairs School catchment
- Huge amount of period character
- Large master bedroom with built-in wardrobes
- Nearby to the grammar schools
- Walk to Chalkwell Station
- West facing garden
- Walk to Leigh Broadway
- Spacious bathroom and landing area
- Great potential for loft conversion (s.t.p.)

## St. Georges Park Avenue

Westcliff-On-Sea

**£400,000**

Price Guide



# St. Georges Park Avenue



## Frontage

Brick-built garden wall with wrought-iron railings and garden gate, shingled planting border with paved pathway leading to a double glazed wooden and leadlight porch door.

## Front Porch

Double glazed obscured leadlight windows to front and side aspects, pendant lighting, dado rail, skirting and wood effect laminate flooring with a glazed leadlight wooden door leading to.

## Entrance Hallway

Two double glazed and leadlight sidelights and fanlight windows to front aspect, double radiator, two understairs storage cupboards, beautiful original ceiling detailing with ceiling rose and coving, picture rail, dado rail, skirting and Amtico flooring.

## Front Lounge

15'3" x 13'1"

Double glazed and leadlight bay-fronted window, bespoke alcove storage units, beautiful stone fireplace, original ceiling detailing with ceiling rose and coving, picture rail, radiator, skirting and wood effect laminate flooring.

## Dining Room

13'1" x 10'9"

UPVC double glazed and leadlight French doors with fanlight windows for conservatory access, feature fireplace with ornate wooden surround, double radiator, ceiling rose with original coving, picture rail, dado rail, skirting and wood effect laminate flooring.

## Conservatory

17'5" x 10'1"

UPVC double glazed windows all around with French doors for west facing garden access, Velux window, skirting, power, and a mixture of tiled and wood effect laminate flooring.

## Kitchen

10'0" x 8'0"

Double glazed leadlight window and stable door



to rear aspect for conservatory access, farmhouse style kitchen units both wall-mounted and base level comprising; 1.5 sink and drainer with chrome mixer tap set into wood effect laminate worktops with splashbacks, four ring burner gas hob with hidden extractor over, integrated eye-level oven, space fridge/freezer, space for dishwasher, space for washing machine, coving, skirting and tile effect lino flooring.

## First Floor Landing

Airing cupboard, loft access, decorative archway detailing, picture rail, dado rail, skirting, Amtico flooring, doors to all rooms.

## Master Bedroom

15'1" x 11'10"

Double glazed and leadlight bay-fronted window, double radiator, a large set of fitted wardrobes, original coving and picture rail, skirting and carpet.

## Second Bedroom

13'7" x 11'3"

Double glazed leadlight window to rear aspect, feature fireplace, coving, picture rail, double radiator, skirting and wood effect laminate flooring.

## Third Bedroom

8'9" x 7'0"

Double glazed leadlight window to front aspect, fitted wardrobes, picture rail, electric heater, skirting, wood effect laminate flooring.

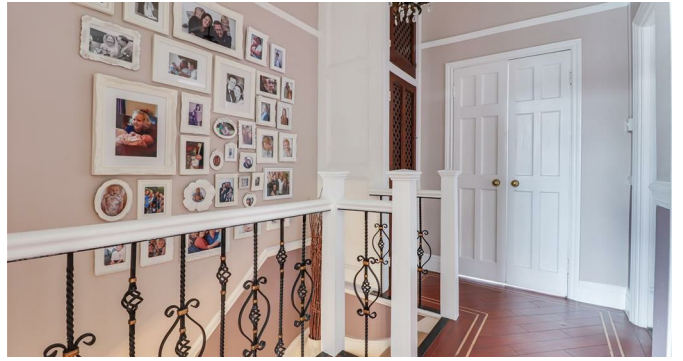
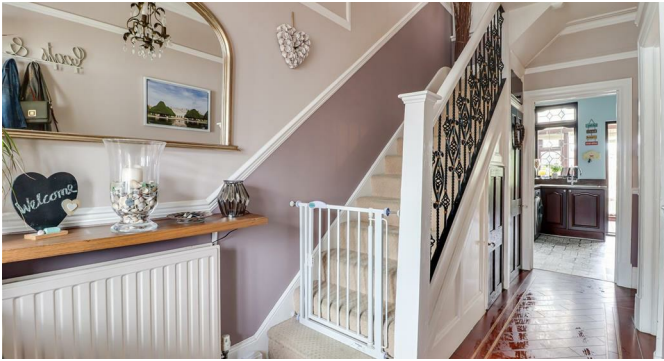
## Three-Piece Family Bathroom

7'6" x 7'4"

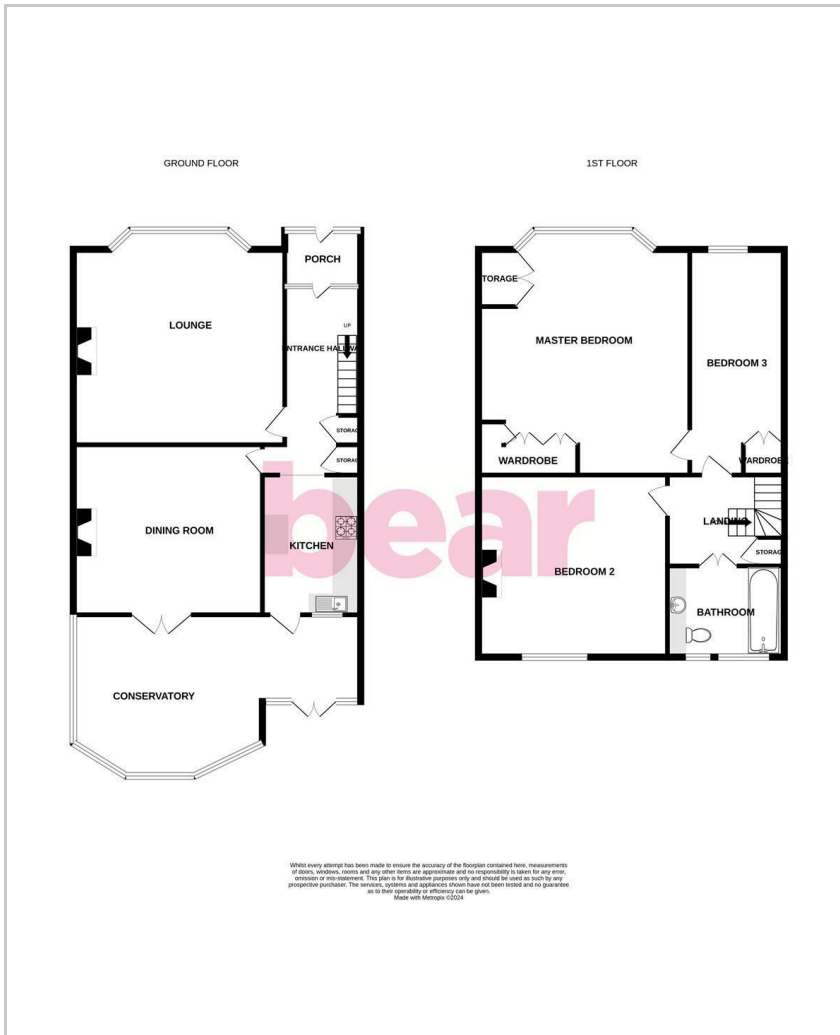
Obscured double glazed leadlight windows to rear aspect, loft access, spotlighting, bathtub with traditional brass taps and shower attachment, partial wall tiling, double radiator, combined vanity unit and w/c with hidden cistern, countertop wash basin with traditional taps, Amtico flooring.

## West Facing Garden

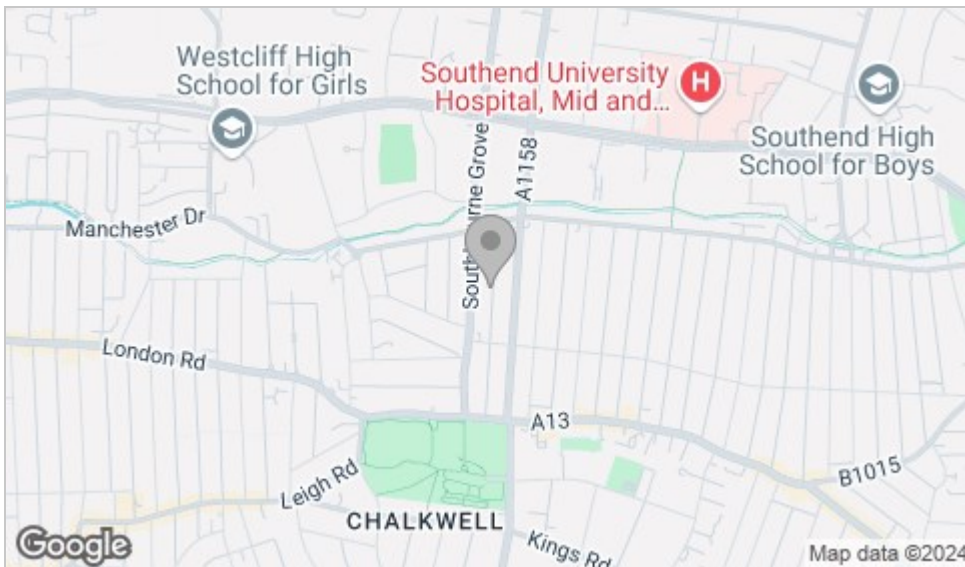
Commences with a decked seating area with mature planting borders to both sides and a lawn area.



# 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.

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## Energy Efficiency Graph

