



* PARKING FOR TWO * REAR EXTENSION * LOFT CONVERSION * WALK TO CHALKWELL STATION * SOUTH OF LONDON ROAD NEAR LEIGH ROAD AND THE BROADWAY * KITCHEN-FAMILY ROOM * UTILITY AND DOWNSTAIRS W/C * This amazingly spacious and practical home offers living space spread over three floors, has a rear extension housing the kitchen-family room and there's even a utility/downstairs WC and an office. The accommodation is comprised of; parking for two on the front driveway, a front porch and entrance hall with storage, a bay fronted lounge and a kitchen-family room in the rear extension with access to the office area and the utility room/WC. On the upper floors there is a four-piece family bathroom, four great sized bedrooms with the master having a wardrobe/dressing area and an en-suite. For schooling, Leigh North Street and Darlington Academy, as well as Belfairs Academy are within catchment, with the prestigious grammar schools of the borough only a walk away. The south of London Road location offers quick access to the bustling Leigh Broadway and Chalkwell Station is moments away for London commuters. The home is available to view now and with no onward chain!

- Off-street parking for two and a space over the drive
- Walk to Chalkwell Station for London commuters
- Rear extension and sizeable loft conversion
- Kitchen-family room layout with a separate front lounge
- En-suite to master and a four-piece family bathroom
- South of the London Road
- Moments from the popular Broadway and Leigh Road
- Downstairs office
- Utility room/downstairs WC
- No onward chain

Chalkwell Park Drive

Leigh-on-Sea

£600,000

Offers In Excess Of



Chalkwell Park Drive



Frontage/Parking

Hardstanding driveway providing parking for two vehicles, gated side access to garden, UPVC double glazed French doors leading to:

Front Porch

UPVC double glazed windows to front and side aspects, carpet, UPVC double glazed front door with leadlight sidelight leading to:

Entrance Hallway

Carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, original cornice, picture rail, dado rail, skirting and engineered wood flooring.

Front Lounge

15'0" x 11'1"

UPVC double glazed leadlight bay fronted window with bespoke shutter blinds, double radiator, feature fireplace, decorative archway, spotlighting, coving, skirting and carpet.

Kitchen-Family Room

21'11" x 9'10" x 16'7"

Room is made up of kitchen/dining/sitting areas as well as access to the office, with double glazed French doors for garden access and UPVC double glazed windows to rear and side aspects. Modern gloss kitchen units both wall-mounted and base level comprising; ceramic 1.5 sink and drainer with chrome mixer tap, laminate worktops with tiled splashback, five ring burner gas hob with extractor hood over, AEG integrated oven, space for fridge/freezer, pan drawers, integrated Bosch dishwasher, double radiator, opening through to office area, access to downstairs WC/utility room, spotlighting, ceiling roses, coving, skirting and engineered wood flooring

Office

8'9" x 5'6"

Opening through to kitchen-family room, coving, skirting and engineered wood flooring.

Utility/Downstairs WC

8'0" x 5'0"

Large cupboard which has space for multiple appliances and storage as well as the water tank, a combined vanity unit with WC and wash basin, worktop space with tiled splashback and wall cabinets, extractor fan, coving, skirting and engineered wood flooring.

First Floor Landing

Obscured UPVC double glazed side window, a further carpeted staircase rising to the top floor master suite, dado rail, skirting and carpet.

Bedroom One (Top Floor)

17'9" x 10'10"

UPVC double glazed rear window as well as two double glazed Velux windows to front aspect, access to en-suite, two sets of built-in wardrobes, eaves storage cupboards, radiator, spotlighting, skirting and carpet.

En-Suite to Master

7'10" x 4'10"

UPVC double glazed rear window, tiled shower cubicle with drencher head and secondary shower attachment, vanity unit with wash basin and chrome mixer tap, WC, chrome radiator, extractor fan, spotlighting, skirting and floor tiling.

Bedroom Two

15'10" x 9'6"

UPVC double glazed bay fronted window, large set of built-in wardrobes, radiator, spotlighting, skirting and carpet.

Bedroom Three

10'10" x 8'7"

UPVC double glazed rear window, radiator, skirting and carpet.

Bedroom Four

7'1" x 5'7"

UPVC double glazed leadlight window to front aspect, skirting and carpet.

Four-Piece Family Bathroom

7'11" x 7'10"

Obscured UPVC double glazed rear window, bath with shower over, bidet, WC, vanity unit with wash basin and chrome mixer tap, fully tiled walls, radiator, lino flooring.

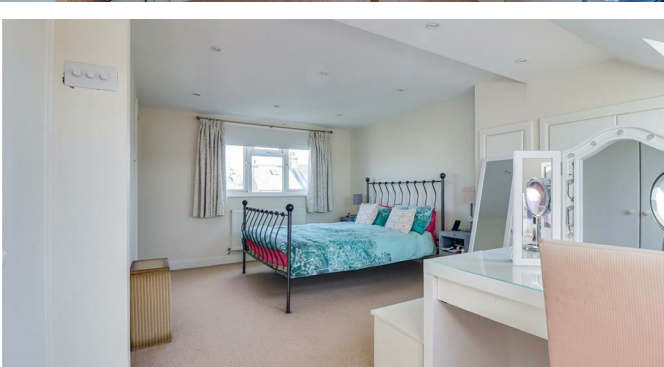
Rear Garden

Commences with a decked seating area, a lawn with planting borders, a rear paved seating area with pergola and access to the shed which will remain, fencing and gated side access to front of property.

Garden Shed

10'0" x 8'0"

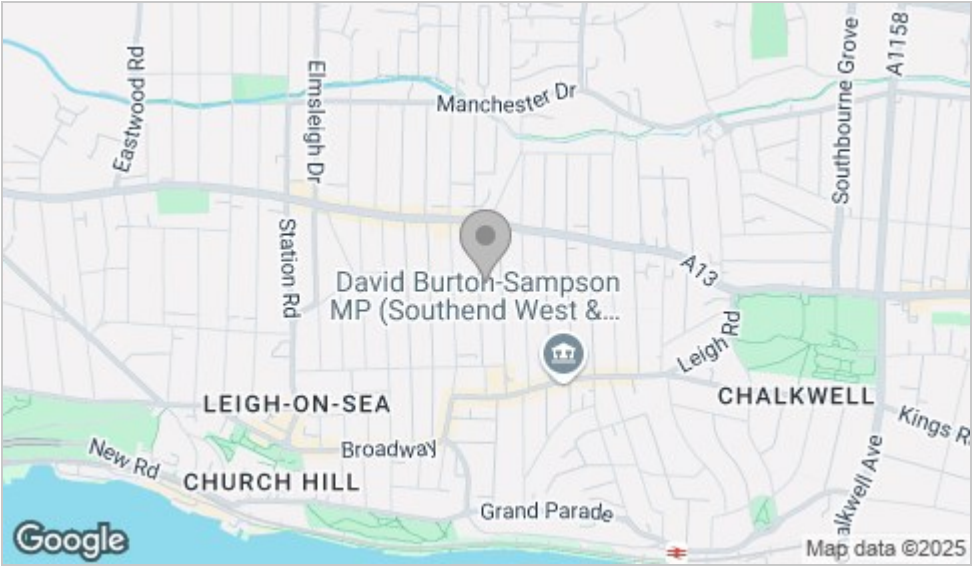
The garden shed has power and lighting.



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

