



124 Chalkwell Avenue
Westcliff-on-Sea | Essex | SS0 8HN

FINE & COUNTRY

124 CHALKWELL AVENUE





KEY FEATURES

An extensive 5 Bedroom refurbished and extended detached home located in a prime residential location only a short walk to the seafront and nearby station and shops. The house offers over 3000 Sq ft of high-quality luxury living with landscaped gardens, garaging and parking.

- Luxurious Family Home
- 3 Reception Rooms
- Principal Bedroom Suite
- 4 Further Double Bedrooms (3 en-suites) and Large Family Bathroom
- Kitchen by Smallbone of Devizes
- Bathrooms by CP Hart
- Beautifully Landscaped Gardens
- Large 'In and Out' driveway
- 3 Minute Walk to Seafront & Beach
- Excellent Transport Links

124 Chalkwell Avenue is a totally refurbished and extended home over three floors with carefully designed living space combining large open plan areas for optimal family living with separate lounge areas.

The accommodation comprises; large reception hall, lounge, cloakroom, utility and a super open-plan contemporary kitchen/diner and family room to the ground floor. To the first and second floors four of the five double bedrooms incorporate fabulous en-suites which are supplemented by a large family bathroom with high quality fittings, whilst also providing plenty of storage space, including fitted wardrobes, sizeable linen cupboard and easily accessible attic storage.

Externally, the property benefits from a large 'In and Out' driveway with a large porcelain patio, newly laid lawn and landscaping to the rear.

Available with no onward chain, this detached house is a must see with internal viewing highly recommended for full appreciation.









Specification Summary:

Kitchen

- Bespoke Hand Panted Kitchen by Smallbone of Devizes
- Quartz stone worktops
- Miele Double Oven
- Miele warming drawer
- Bora (hob) with ducted extraction
- Franke Sink & Tap
- Fisher and Paykel Fridge Freezer
- Caple Wine Fridge
- Bosch Dishwasher

Utility

- Hand Panted Cabinetry
- Quartz stone worktops
- Franke Sink and Tap
- Bosch washing machine
- Bosch tumble dryer

Bathrooms

- High specification provided by CP Hart of London baths, walk in showers, wall hung toilets/washbasins
- Electrically heated towel rails
- Porcelain tiles/flooring

General Specification information

- Underfloor Heating to all rooms
- Individual room thermostat controls
- Kardean Flooring
- Carpets to all bedrooms
- Oversized garage with electric up/over door. Power & lighting.





























Externally

- Turfed lawn to rear garden.
- Landscape garden to rear and front borders
- Front and rear garden bedding has automatic dusk to dawn lighting.
- Front of building has automatic dusk to dawn lighting.
- Rear lawn has automatic/ timed sprinkler system
- Front and rear garden beds have automated irrigation watering system
- Rear patio has luxury porcelain paving, plus water and power supplies

Security

- Comprehensive Security system including exterior monitoring and interior sensors – full details available to registered applicants for security reasons.

Location:

No. 124 is located just a three-minute walk from Chalkwell beach. The nearby Chalkwell railway station provides fast & regular C2C connections to London Canary Wharf and London Fenchurch Street.

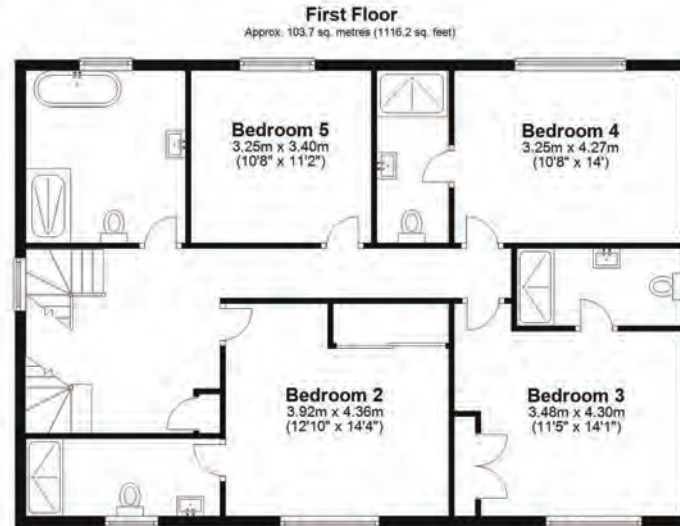
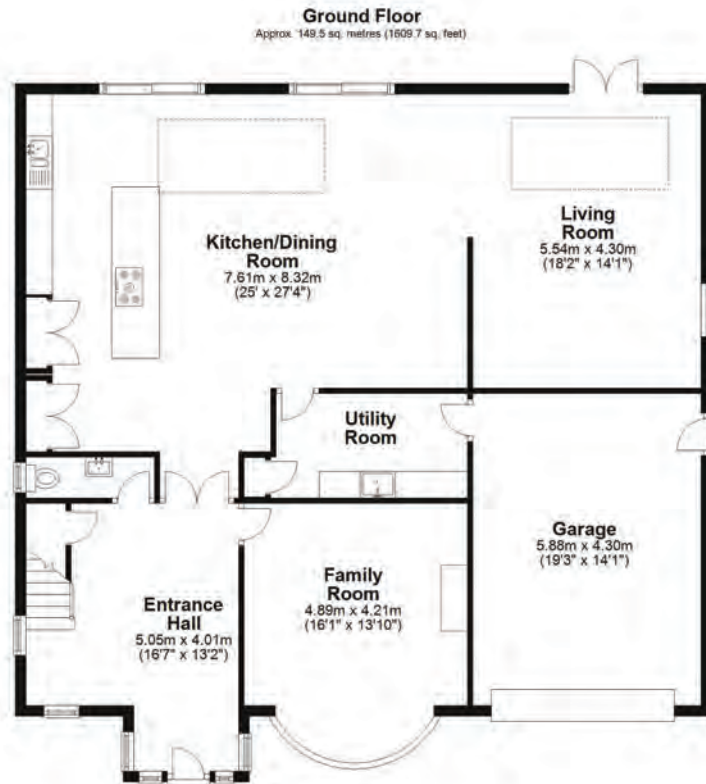
Just eight minutes walk is the popular Ridgeway with its array of shops, restaurants, dentist, bakery and wine bars. Leigh Broadway is also easily accessed with a further selection of shops, restaurants and bars.

Schooling options include:

- Saint Pierre Independent School (2-11 yrs) – 0.5Miles
- Chalkwall Hall Junior School (7-11 yrs) – 0.6Miles
- Estuary High School (Independent 13-18 years) – 0.7 Miles
- First-class secondary schools - approx. 2 miles

Local Stations:

- Chalkwell Station 0.3 Miles (7 mins walk)
- Westcliff Station 0.6 Miles
- Southend Victoria Station 1.5 Miles



Total area: approx. 295.1 sq. metres (3176.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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Property marketing provided by www.matthewkyle.co.uk

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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