



52 Mount Avenue



# 52 Mount Avenue Chalkwell Essex SS0 8PT

Situated in one of Chalkwell's most sought after tree lined Avenues is this attractive four bedroom detached family home which although requires some modernisation offers surprisingly spacious living accommodation, a garage with additional off street parking and a delightful east backing rear garden.

The accommodation comprises; spacious and welcoming entrance hall, guest cloakroom plus an additional shower room, a large west facing lounge with feature fireplace, separate dining room which overlooks the rear garden and a great size kitchen & breakfast area, whilst to the first floor there are four well appointed bedrooms, the two largest sharing a 'Jack & Jill' en suite shower room plus an additional family bathroom.

Externally the property stands on a generous east backing plot with pretty front gardens and an independent driveway giving access to an integral garage, whilst to the rear there is a gorgeous rear garden with a raised patio area and plenty of scope for extending (subject to local planning consents).

Situated on Mount Avenue, a sought-after residential road within the 'Chalkwell Hall Estate' in Westcliff-on-Sea, this charming



detached house is within immediate proximity of nearby seafront, local park and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. The property also falls within catchment for Chalkwell Hall Schools.

## Accommodation Comprises:

The property is approached via double glazed lead light entrance door leading to:

## Entrance Hall: 11'4 x 10'5

A charming entrance hall with stairs leading to the first floor landing with an attractive feature stained glass window to side aspect, carpeted, power points, under stairs storage cupboard, warm air vents, doors to accommodation off.

## Guest Cloakroom:

Two piece coloured suite comprising; low level WC, wall mounted wash hand basin.





**Lounge:** 17'10 x 17'9 (into bay)

A wonderfully spacious main reception room which faces west via large double glazed lead light bay window to front aspect, carpeted, power points, feature brick built fireplace, coved ceiling, warm air vents.

**Dining Room:** 16'1 x 14'6

Another great size reception room with double glazed windows and central door to rear aspect, carpeted, power points, coved ceiling, warm air vents.

**Kitchen/Breakfast Room:** 19'2 x 12'4

Double glazed windows to rear aspect and side aspect, the kitchen is fitted to include a double drainer sink unit with mixer tap, inset into



a range of roll edge work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, integrated double oven and four ring hob with extractor hood above, further range of matching eye level wall mounted units, tiled splash backs, cupboard housing warm air boiler (which we understand is around 1 year old), double glazed door to garden, access to:

**Shower Cubicle:**

Access to a built-in cupboard which houses a fully tiled shower cubicle with double glazed window to side.

**First Floor Landing:** 17' (max) x 6'2 (max)

Carpeted, access to loft space, built-in cupboard housing hot water tank with double glazed window to rear aspect, doors to accommodation off.

**Bedroom One:** 18'1 (plus depth of wardrobe) x 11'10

Two double glazed lead light windows to rear aspect, further coloured lead light window to side, carpeted, power points, coved ceiling, wash hand basin with cupboard beneath, range of fitted wardrobes, warm air vents, door to Jack & Jill en suite shower room.

**En Suite:** 8' x 3'9

Double glazed lead light obscure window to front aspect, two piece white suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit beneath, fully tiled surrounding walls, coved ceiling, warm air vents, door to bedroom two.

**Bedroom Two:** 17'10 x 12'2

Three double glazed lead light windows to front and side aspects, carpeted, wood flooring, power points, warm air vents.



**Bedroom Three:** 12'3 x 10'1

Double glazed lead light window to front aspect, wood flooring, power points, picture rail, built-in over stairs storage cupboard, fitted wardrobes, warm air vents.

**Bedroom Four:** 8'5 x 7'11

Double glazed lead light window to rear aspect, wood flooring, power points, warm air vents.

**Bathroom:** 8'7 x 5'8

Double glazed lead light obscure window to rear aspect, four piece coloured suite comprising; panelled bath with mixer tap and shower attachment, low level WC, bidet, pedestal wash hand basin, half tiled to surrounding walls, coved ceiling, heated towel rail, warm air vents.

**Externally:**

**Rear Garden:**

The property benefits from a wonderful east backing rear garden which commences with a raised, crazy paved patio area to the immediate rear with steps down to the remainder of the garden which is laid to lawn and enclosed by mature shrub borders and screen panelled fencing, access to a summer house, garden shed, side access to the front.

**Front Garden:**

The property benefits from a pretty and established front garden with central path and independent driveway giving access to the garage.

**Garage:**

With up and over door, power and lighting connected, personal door and window to the rear garden



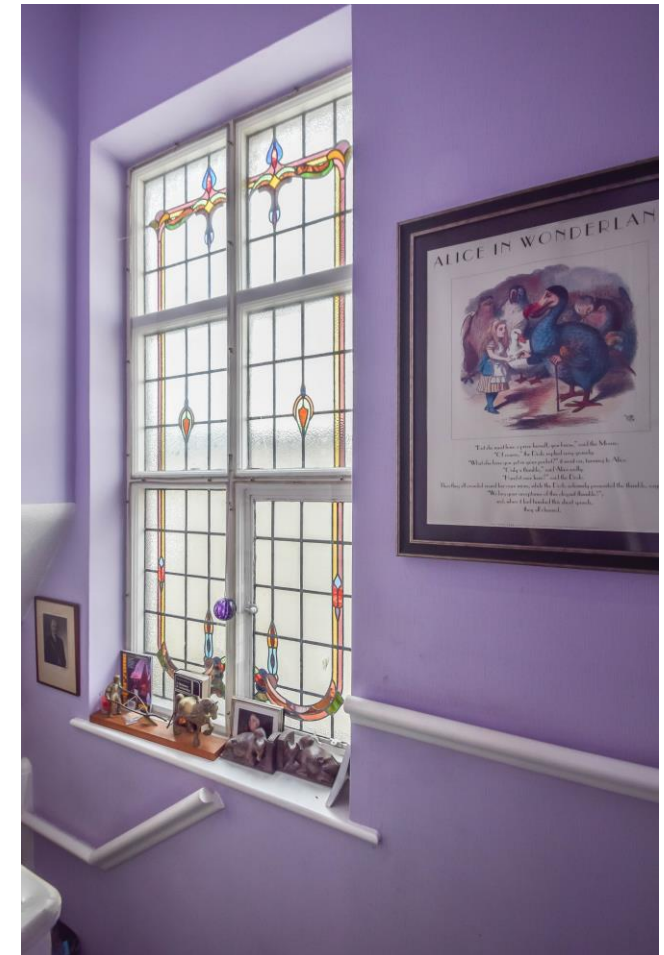








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## Guide Price: £800,000 Freehold

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