



'The Bend' 22 Meadway

22 Meadway Westcliff-On-Sea Essex SS0 8PJ

Situated on one of Chalkwell Hall's most pretty and sought after turnings is 'The Bend', a truly wonderful five bedroom detached, double fronted family home which has been cleverly extended over recent years. Sitting on a substantial plot with an impressive raised decked entertaining space to the rear and a heated swimming pool, an internal viewing is an absolute must to appreciate the surprisingly spacious accommodation on offer.

The accommodation comprises; spacious and welcoming entrance hall, guest cloakroom, two large and separate reception rooms plus a further study and utility room, but the main feature has to be the incredibly large and open plan kitchen, living and dining area which stretches across the entire rear of the house with bespoke, curved patio doors opening out onto the raised deck.

The first floor landing gives access to a west facing balcony, four large double bedrooms including an impressive master suite, complete with double bedroom giving access to a second balcony overlooking the rear garden and a fully fitted dressing room and en suite shower room, whilst to the second floor there is a further double bedroom.

Located in this highly sought after tree lined turning, this fantastic home is within walking distance of all local amenities including Chalkwell Beach, mainline railway station giving direct access to London Fenchurch Street,



Chalkwell Park and of course Leigh Road and the Broadway with all their shops, bars, cafés and restaurants.

This is a unique opportunity to purchase a truly fabulous property in one of the areas most desirable turnings, so an immediate internal viewing is highly recommended.

Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

Entrance Hall: 15'9 (max) x 14'10

A very spacious and welcoming entrance hall with original lead light window to front aspect, wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, four wall light points, coved ceiling with inset spotlighting, glazed double doors to lounge, further doors to accommodation off.

Guest Cloakroom: 5'2 x 4'8

Double glazed lead light obscure window to side aspect, two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity unit beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, radiator.

Lounge: 28' (into bay) x 11'10

A wonderful main reception room with double glazed lead light bay window to front aspect, carpeted, power points, television point, coved cornice to ceiling with inset spotlighting, two radiators, frosted glass sliding doors leading through to the family room.

Dining Room: 17'11 (into bay) x 11'11

Double glazed lead light bay window to front aspect, wood flooring, power points, feature lead light windows to side aspect, plate rack, coved ceiling with inset spotlighting, two radiators.



Family Area: 18'4 x 13'3

Matching curved double glazed full height windows and sliding patio doors leading out to the deck, a continuation of wood flooring, smooth plastered ceiling with inset spotlighting, feature vertical radiator, frosted glass sliding doors leading to the lounge and matching sliding door to the study.

Study: 7'3 x 6'3

With roof lantern, wood flooring, power points, radiator, sliding door leading to:

Utility Room: 7'10 x 7'4

Range of roll edge work tops with cupboards beneath, appliance space and plumbing for washing machine and drier, further space for fridge/freezer, tiled flooring, door to garage.

First Floor Landing 20'4 (max) x 16'4 (max)

A spacious landing area with coloured lead light window to front aspect and adjacent door to balcony, carpeted, power points, spiral stair case to the second floor, coved ceiling with inset spotlighting, radiator, built-in airing cupboard housing hot water tank, doors to accommodation off.

Master Suite:

Bedroom: 17'9 x 11'1

Double glazed lead light windows to rear aspect with central door to balcony, carpeted, power points, coved ceiling with inset spotlighting, range of fitted bedroom furniture to remain, radiator, archway leading through to:

Dressing Room: 10'8 x 8'2 (plus depth of wardrobes)

Range of mirror fronted fitted wardrobes with concealed hanging, storage and shelving, smooth plastered ceiling with inset spotlighting, radiator, door leading to:

En Suite Shower Room: 9'5 x 4'10

Double glazed obscure lead light window to rear aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, heated towel rail.



Open Plan Kitchen & Family Area: 39'2 x 19'4 < 14'4

An incredible open plan living space which stretches the entire width of the house and dividing into two clearly defined areas as follows:

Kitchen & Dining Area: 19'7 x 19'4

Bespoke curved double glazed full height windows and sliding patio doors to rear aspect, giving access to the raised deck. The kitchen is fitted to include a double sink unit with mixer tap, inset into a range of granite work surfaces which continue to the expanse of one wall with an abundance of cupboards and drawers beneath with integrated dishwasher and matching wall mounted cupboards above, further range of matching cupboards and drawers with integrated double NEFF oven and AEG microwave oven, integrated fridge, central island with matching work tops and cupboards and drawers beneath and inset four ring electric hob with extractor hood above, smooth plastered ceiling with inset spotlighting, feature vertical radiator, open plan to the family room.

Bedroom Two: 15'1 x 13'5

Double glazed lead light window to front aspect, carpeted, power points, extensive range of fitted wardrobes and matching drawers, additional double glazed lead light bay window to side aspect, radiator.

Bedroom Three: 12'9 x 11'11

Double glazed lead light window to rear aspect, carpeted, power points, range of fitted mirror fronted wardrobes, smooth plastered ceiling with inset spotlighting, radiator.

Bedroom Four: 11'10 x 11'

Double glazed lead light window to front aspect, carpeted, power points, fitted double wardrobe with mirror fronted doors, picture rail, radiator.

Bathroom: 9'8 x 8'3

Double glazed lead light obscure window to side aspect, four piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, pedestal wash hand basin, tiled flooring, heated towel rail.

Second Bathroom: 8'5 x 4'11

Coloured lead light obscure window to side aspect with fitted shutters, three piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity unit beneath, shaver point, wood flooring, radiator.

Second Floor Bedroom Five: 16'3 x 14'11 (max)

Double glazed lead light windows to side and rear aspects with delightful views over the surrounding area and towards the estuary, carpeted, power points, eaves storage cupboard, radiator.

Externally:

Rear Garden:

The property benefits from a fabulous rear garden which commences with an extensive deck area with plenty of space for outside dining and entertaining with steps leading down to the remainder of the garden which is laid to lawn and enclosed by mature hedging and screen panelled fencing. Beneath the deck there is storage space. The property also features a heated swimming pool with an attractive paved patio surrounding it again with plenty of space for loungers. Side gate with access leading to the front garden.

Front Garden:

The property is set back with a central pathway and attractive lawn gardens and inset mature flower and shrub borders with an independent driveway allowing off street parking for one vehicle giving access to the garage







Ground Floor
 Approximate Floor Area
 1544.19 sq. ft
 (143.46 sq. m)



First Floor
 Approximate Floor Area
 1159.27 sq. ft
 (107.70 sq. m)



Second Floor
 Approximate Floor Area
 212.58 sq. ft
 (19.75 sq. m)

Total Approximate Floor Area
 2916.05 sq. ft
 (270.91 sq. m)



Guide Price: £1,299,950 Freehold

HOME - The Estate Agent of Leigh
 84 Broadway, Leigh on Sea, Essex SS9 1AE. Tel: 01702 480033

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