



42a Chalkwell Avenue

# 42a Chalkwell Avenue Westcliff-on-Sea Essex SS0 8NA

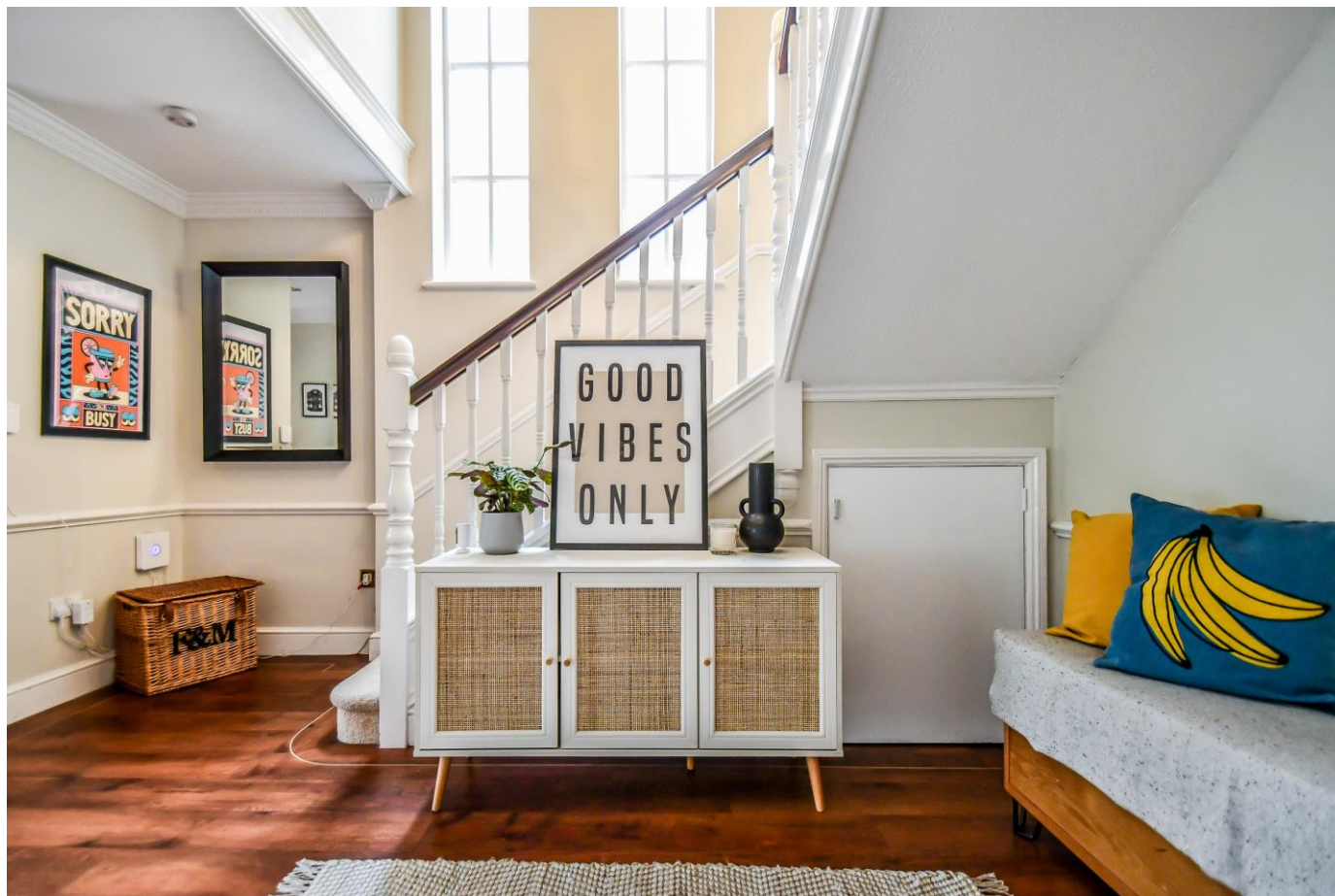
Home Estate Agents are delighted to offer for sale this spacious four bedroom detached family home situated in one of the areas most sought after Avenues which is being offered with no onward chain. The property is set well back therefore affording plenty of off street parking, a detached garage and a large rear garden.

The accommodation comprises; a very grand and welcoming entrance hall, guest cloakroom, a west facing lounge with feature bay window and steps down to a large separate dining room, modern fitted kitchen/breakfast room and a fabulous and spacious double glazed conservatory overlooking the rear garden.

The first floor benefits from four well appointed double bedrooms, two of which have access to a west facing balcony with views over Chalkwell Park and the master having a large en suite bathroom plus an additional family bathroom.

Externally the property, as mentioned is set well back from the road allowing off street parking for ample vehicles and which also gives access to a detached garage, whilst to the rear there is a beautifully kept rear garden.

A wonderful family home which early viewing is strongly recommend.



## Accommodation Comprises;

### Entrance Hallway

Entrance door into hallway comprising double glazed leaded window to side, coved cornice to cornice to smooth ceiling, dado railing, stairs leading to first floor landing, under stairs storage, radiator, laminate flooring, doors to:

### Lounge 13'10" x 11'10" (4.24m x 3.61m)

Double glazed leaded bay window to front, double glazed leaded window to side, coved cornice to ceiling, wall mounted lighting, dado railing, radiator, carpeted flooring, opening into:

### Dining Room 20'8" x 10'9" (6.32m x 3.28m)

Double glazed sliding doors to rear leading into conservatory, coved cornice to ceiling, wall mounted lighting, dado railing, radiator, laminate flooring.

### Kitchen 14'6" x 12'2" (4.42m x 3.73m)

Range of wall and base level units with laminate work surfaces above incorporating sink and a half with drainer unit and mixer tap, integrated oven, integrated gas hob with extractor unit above, space for undercounter bins, space for dishwasher, double glazed leaded window to rear, double glazed obscure door to side leading to rear garden, fitted spotlights, tiled splashback, tiled flooring.



**Conservatory** 22'11" x 17'5" (7.01m x 5.33m)

Double glazed windows to rear and side, double glazed French doors to rear leading to rear garden, fitted ceiling fan light, tiled flooring.

**w/c**

Two piece suite comprising wash hand basin, low level w/c, radiator, double glazed obscure window to side, pendant lighting, laminate flooring.

**First Floor Landing**

Double glazed leaded obscure windows to side, coved cornice to smooth ceiling with hanging chandelier lighting, loft access, carpeted flooring, doors to:



**Bedroom One** 14'4" x 11'10" (4.39m x 3.61m)

Double glazed windows to front, double glazed door to front leading to balcony, coved cornice to ceiling with pendant lighting, carpeted flooring, door to:

**Ensuite**

Three piece suite comprising panelled bath with handheld shower attachment, wall mounted wash hand basin, low level w/c, radiator, double glazed obscure window to side, coved cornice to smooth ceiling with fitted spotlights, tiled walls, vinyl flooring.

**Balcony**

Tiled flooring.

**Bedroom Two** 11'3" x 10'9" (3.45m x 3.28m)

Double glazed windows to rear, coved cornice to smooth ceiling with pendant lighting, fitted wardrobes, radiator, carpeted flooring.

**Bedroom Three** 11'10" x 8'7" (3.61m x 2.62m)

Double glazed door to front leading to balcony, coved cornice to smooth ceiling with fitted spotlights, fitted wardrobes, radiator, carpeted flooring.

**Bedroom Four** 12'2" x 8'7" (3.73m x 2.62m)

Double glazed windows to rear, coved cornice to smooth ceiling with fitted spotlights, radiator, carpeted flooring.

**Bathroom**

Four piece suite comprising panelled bath with mixer tap, shower cubicle with handheld shower attachment, wash hand basin with mixer tap set into vanity unit, low level w/c, heated towel rail,

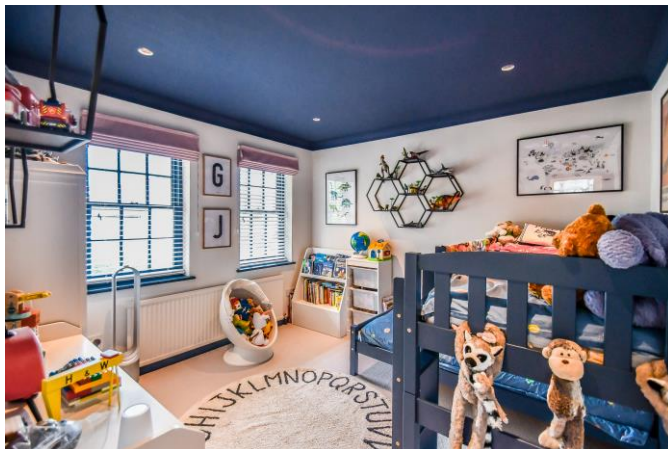
double glazed obscure window to side, coved cornice to smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

#### Rear Garden

Commencing with block paved seating area, remainder laid to lawn, mature shrubbery throughout.

#### Front Garden

Block paved driveway providing off street parking for multiple vehicles, shingled areas to sides, shrubbery to sides, side gated access leading to rear garden.





GROUND FLOOR



1ST FLOOR



Made with Metropix ©2021

Guide Price: £900,000 - £1,000,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330