



17 Mount Avenue

17 Mount Avenue Chalkwell Essex SS0 8PS

Home Estate Agents are privileged with instruction to offer for sale this spectacular five bedroom detached residence which is positioned within the sought-after 'Chalkwell Hall Estate'. This fabulous family home boasts excellent internal condition with a super open-plan kitchen, three bathrooms and a landscaped west facing rear garden.

The accommodation comprises; large reception hall, downstairs cloakroom, laundry room, sitting room and a stunning contemporary open-plan kitchen/family room to the ground floor with landing, three bedrooms, family bathroom, en suite and a dressing room to the first floor. The property has been extended into the second floor which provides a further landing, two double bedrooms and a modern shower room.

Externally, this impressive detached house is complimented by off street parking to front, an integral garage store and a beautifully presented west facing garden to rear. Estuary views can be enjoyed from various rooms on the first and second floors.

The property is served by gas central heating and offers replacement double glazed windows throughout.



Situated at the top of Mount Avenue in Chalkwell, this sizeable residence is within immediate proximity to all local amenities which includes nearby park, schools, seafront 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.

With immaculate internal condition, we strongly recommend internal viewings to avoid missing out on this exceptional family home.

Entrance

Storm Porch with external lighting, paved flooring. Entrance door leading into:

Reception Hall

Large reception hall with solid white oak Parquet flooring, radiator, stairs leading to first floor with understairs storage, carpet runner, double glazed opaque lead light windows with fitted roller blind to front, thermostat, ceiling light, double doors leading to kitchen family room, doors leading to sitting room and understairs cloakroom.

Downstairs Cloakroom

Tiled flooring and walls, extractor, ceiling light, WC, corner wash hand basin with mixer tap and vanity unit.

Sitting Room 16'8 into bay x 13'2

Solid oak flooring, two radiators, open fireplace, coved cornice, ceiling light,



double glazed lead light bay window to front with fitted roman blinds.

Open Plan Kitchen Family Room 32'7 max x 27'5 max

Stone tiled flooring, Quartz centre island worksurface with integrated appliances which include the following: Miele ceramic induction hob with ceiling extractor, NEFF self-cleaning steam oven, two Bosch fridges, two Bosch freezers and Bosch dishwasher, inset stainless steel sink with boiling water tap and drainer, high gloss effect wall and base kitchen units, five radiators, gas fire, fitted TV and telephone points, internet points, coved cornice, down lights, wall mounted lighting, double glazed Skylight lantern to ceiling, three sets of double glazed French doors leading to the west facing rear garden, double glazed apexed roof extension with fitted curtains.

Laundry Room 14'1 x 6'9

Stone tiled flooring, radiator, laminate rolled edge worksurfaces with fitted wall and base units, space for washing machine, tumble dryer and further American style fridge freezer, part tiled walls, two sets of double glazed Velux



windows to ceiling, downlights. Door into:

Garage Store

Garage with lighting, space for bikes, tools etc, double doors leading to front.

First Floor Landing

Fitted carpet, radiator, down lights, ceiling light, double glazed window to both sides with fitted roller blinds, understairs storage, stairs leading to second floor. Doors into:

Master Bedroom 15'5 x 13'2 into bay

Solid oak flooring, ceiling light, radiator, wall mounted lighting, double glazed lead light bay window to front with fitted curtains and views towards the estuary. Opening into:

Dressing Room 13'3 approx x 11'10 max

L-shaped room with solid oak flooring, ceiling light, down lights, radiator, double glazed lead light windows with fitted blinds to front and side with south facing aspect estuary views.

En-Suite

Tiled flooring and walls, down lights, extractor, double glazed opaque window to side, WC, wash hand basin with inset mixer tap into granite surface, heated towel rail, walk in shower cubicle with overhead shower and down lights.

Bedroom Two 10'7 x 9'11

Solid oak flooring, down lights, radiator, double glazed windows to rear with fitted curtains.

Bedroom Three 10'6 x 8'8

Solid oak flooring, radiator, down lights, double glazed windows to rear.



Bathroom

Tiled flooring and walls, down lights, extractor, double glazed opaque windows to side and rear, walk in double shower cubicle with over head shower, WC, wash hand basin with mixer tap, vanity unit, bath with mixer tap, heated towel rail.

Second Floor Landing

Fitted carpet, radiator, down lights, double glazed Velux window to side.

Bedroom Four 17'11 max x 10'11

Veneered wood effect laminate flooring, down lights, radiator, double glazed opaque windows to side, two double glazed Velux windows to front and rear both with integrated blinds and offering views towards the estuary.

Bedroom Five 12'5 x 10'6

Veneered wood effect laminate flooring, radiator, eaves storage, down lights, double glazed windows to rear, double glazed French doors (opening inwards) with Juliet balcony and offering views towards the estuary.

Shower Room

Tiled flooring and walls, down lights, extractor, WC, wash hand basin with mixer tap and vanity unit, walk in shower cubicle, access to eaves storage, heated towel rail, double glazed Velux window to front.

Externally

Frontage

Immaculately presented paved entrance with foliage and greenery, stone driveway, external lighting, parking for two cars and leading up to garage door to side, access to rear garden.

Rear Garden

Beautiful west facing rear garden with surrounding paved patio with central lawn, outside summer house with power and lighting, seating area, external lighting, water points, raised flower beds with planted shrubbery, side access with external lighting.







TOTAL FLOOR AREA : 2238 sq.ft. approx.
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Offers Over £1,400,000 Freehold

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