



15 Hall Park Avenue

15 Hall Park Avenue Westcliff-on-Sea Essex SS0 8NP

Home Estate Agents are very excited to offer for sale this absolutely charming five bedroom detached character house, situated in one of the Chalkwell Hall Estate's most sought after tree lined avenues and which stands on a fantastic west backing plot.

The accommodation comprises; entrance porch, a grand entrance hall with feature fireplace, large principal lounge overlooking the rear garden, separate dining room plus a spacious kitchen/breakfast room with separate utility room and ground floor wet room. There is also a separate ground floor cloakroom.

The first floor benefits from an impressive stair-well and first floor landing area, a family bathroom plus five well appointed bedrooms including a master bedroom with extensive fitted wardrobes, a large en suite shower room and access to a fabulous west facing balcony.

Externally the property stands on an established west backing plot with plenty of curb appeal to the front which offers a sweeping in and out driveway giving access to an integral garage, whilst to the rear there is a wonderful and mature rear garden.



Situated in Hall Park Avenue, a highly sought-after residential road within the 'Chalkwell Hall Estate' in Westcliff-on-Sea, this exceptional 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 as well as being within walking distance of Westcliff High School.

Accommodation Comprises

The property is approached via part glazed solid wood front door leading to:

Entrance Porch 4'11 x 4'9

Exposed beams, carpeted, part glazed door to:

Entrance Hall 14'8 x 13'4

A wonderful entrance hall with double glazed lead light bay window to front aspect with bespoke fitted window seat, carpeted, exposed beams to walls and ceiling, two further coloured lead light windows to side aspect, feature fireplace with tiled hearth, plate rail, radiator, doors to lounge & dining room, access to inner hall.

Lounge 22'7 x 12'10

Two double glazed lead light bay windows to rear aspect with French doors to the garden, two further double glazed lead light windows to side aspect,



Double glazed lead light windows and door to rear giving access to the garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of granite work surfaces with cupboards and drawers beneath, integrated NEFF double oven and matching four ring hob with extractor hood above, integrated AEG microwave oven, integrated full height fridge, further range of matching eye level wall mounted units with concealed lighting beneath, attractive fitted dresser unit with ample storage and display cabinets, slate tiled flooring, coved ceiling with inset spotlighting, radiator, door to utility room.

Utility Room 7'9 x 6'8

Range of base and eye level units, work surfaces with inset single drainer sink unit and mixer tap, integrated freezer, appliance space and plumbing for washing machine and dryer, smooth plastered ceiling with inset spotlighting, tiled flooring, access to:

Rear Lobby 5'7 x 3'2

Double glazed lead light door to side aspect, tiled flooring, radiator, door to:

Shower Room 4'8 x 2'10

Fully tiled wet room with shower, low level WC.

First Floor Landing 16'7 x 10'6 (reducing to 6'11)

Double glazed lead light window to side aspect, carpeted, exposed beams to walls, built-in airing cupboard housing hot water tank, doors to:

Master Bedroom 19'1 (into bay) x 12'6

A wonderful master bedroom with double glazed lead light bay window to rear aspect with central French doors to the balcony, carpeted, extensive range of fitted wardrobes to most walls with mirror fronted doors and matching bedside tables and recess for bed, two wall light points, radiator, double doors to:

En Suite Shower Room 11'1 x 6'8



carpeted, feature fireplace with tiled surround and matching hearth with wood surround, coved ceiling, three radiators.

Dining Room 16'7 (into bay) x 15'4

Double glazed lead light bay window to front aspect, carpeted, coved cornice to ceiling, picture rail, feature fireplace with inset electric coal effect fire with attractive surround, two wall light points, three radiators.

Inner Hall 11'11 x 6'11

Stairs leading to the first floor landing with under stairs storage cupboard, exposed beams to walls, picture rail, radiator, doors to:

Ground Floor Cloakroom 7'1 x 2'11

Two piece suite comprising; low level WC, pedestal wash hand basin, half tiled to surrounding walls, carpeted,

Kitchen/Breakfast Room 20'11 x 10'11

A great size en suite with double glazed obscure lead light window to rear aspect, fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, wood flooring, heated towel rail.

Bedroom Two 16'3 (into bay) x 15'6

Double glazed lead light bay window to front aspect, carpeted, extensive range of floor to ceiling fitted wardrobes to two opposing walls, coved ceiling, two radiators.

Bedroom Three 15'6 x 13'9

Double glazed lead light window to front aspect, carpeted, fitted alcove wardrobe, further double glazed lead light window to side aspect, coved cornice to ceiling, picture rail, radiator.

Bedroom Four 15'10 x 9'1

Double glazed lead light windows to front and rear aspects, carpeted, bespoke fitted bookcase and ample storage, feature fireplace, picture rail, radiator.

Bedroom Five 14'10 (max) x 9'3

Double glazed lead light window to rear aspect, carpeted, smooth plastered ceiling, picture rail, extensive range of fitted furniture including wardrobes, desk and drawers, radiator.

Bathroom 9'8 x 5'11

Double glazed lead light obscure window to side aspect, three piece suite comprising; bath with shower over, low level WC, wash hand basin with vanity unit beneath, half tiled to surrounding walls, carpeted, radiator.

Externally

Rear Garden

The property benefits from a fabulous west backing rear garden which is mainly laid to lawn with a mature range of flower, shrub and herbaceous borders, side access to the front, a decked patio area to the rear, outside lighting, outside water tap.











TOTAL FLOOR AREA : 2367 sq.ft. approx.
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Price £1,299,995 Freehold

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