



42a Chalkwell Avenue

42a Chalkwell Avenue Westcliff-On-Sea Essex SS0 8NA

A surprisingly 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 is being offered with no onward and which early viewing is strongly recommend.

Accommodation Comprises

Double glazed double doors leading to:

Entrance Hall: 17'6 (min) x 11'11

A very grand entrance hall with wood flooring, power points, stairs leading to the first floor landing with under stairs storage cupboard, dado rail, radiator, steps down to the kitchen, radiator, doors to accommodation off.

Guest Cloakroom:

Double glazed window to front aspect, two piece suite comprising; low level WC, wash hand basin, wood flooring, radiator.



walls with an abundance of cupboards and drawers beneath, integrated oven and hob with fitted extractor above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated under counter fridge and separate freezer, appliance space and plumbing for washing machine, inset spot lighting, tiled flooring, double glazed door to side aspect.

Double Glazed Conservatory 23'0 x 18'7 Max

A fantastic room with double glazed windows to rear and side aspects, tiled flooring with under floor heating, power points, double glazed door to side aspect with further double glazed French doors to the garden.

First Floor Landing: 15'11 x 11'9

A wonderful landing area with three large windows to side aspect, carpeted, power points, twin built-in storage cupboards, access to loft space, doors to accommodation off.

Bedroom One: 14'2 x 11'9

Window and central door to front aspect giving access to a west facing balcony with delightful view towards Chalkwell Park and down towards the estuary, carpeted, power points, coved ceiling, radiator, door to en suite.

En-Suite Bathroom: 9'2 x 7'4

Window to side aspect, modern four piece white suite comprising; bath with mixer tap and shower attachment, low level WC, half pedestal wash hand basin, fully tiled shower cubicle, fully tiled to surrounding walls, heated towel rail.



Lounge: 15'9 (into Bay) x 13'11

Large feature bay window to front aspect, carpeted, power points, coved and smooth plastered ceiling, dado rail, two radiators, steps leading down to the dining room.

Dining Room: 21'9 x 10'8

A great size second reception room with wood flooring, power points, coved and smooth plastered ceiling, dado rail, glazed door to kitchen, radiator, double glazed sliding patio doors to the conservatory.

Kitchen/Breakfast Room: 14'5 x 11'10

Double glazed window to rear aspect, the kitchen is fitted to include a one and a half bowl sink unit with mixer tap inset into a range of roll edge work surfaces which continue to the expanse of most

Bedroom Two: 12' x 10'10

Two windows to rear aspect, carpeted, power points, coved ceiling, radiator.

Bedroom Three: 11'5 x 10'9

Two windows to rear aspect, carpeted, power points, coved ceiling, range of fitted wardrobes and matching bedroom furniture, radiator

Bedroom Four: 11'11 x 8'7

Window and door to west facing balcony with views towards Chalkwel Park and down towards the estuary, carpeted, power points, coved ceiling, radiator.

Bathroom: 8'6 x 5'5

Obscure window to side aspect, modern three piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, heated towel rail.

Externally:

Rear Garden:

The property benefits from a wonderful east backing rear garden which commences with a block paved patio area to the immediate rear with remainder of the garden being laid to lawn and enclosed with mature flower, shrub and hedge borders, outside tap, side access leading to the front of the property.

Front Garden:

The property is set well back from the road therefore allowing plenty of off street parking via block paved drive and further access to the side of the property leading to:

Garage

Detached Garage:

With up and over door, power and lighting connected.





GROUND FLOOR



1ST FLOOR



Made with Metropix ©2021

Guide Price £900,000 - £950,000 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