



* £525,000- £550,000 * WEST BACKING REAR GARDEN * Tucked away in the ever-popular Chalfont Close, this substantial extended semi-detached home offers beautifully balanced accommodation, generous living space and an ideal setting for modern family life. The property boasts three to four well-proportioned bedrooms alongside a versatile layout designed to suit a variety of lifestyles. Two to three welcoming reception rooms provide excellent spaces to relax or entertain, while the stunning open-plan kitchen/family room creates a real focal point of the home, offering plenty of room for dining, socialising and everyday living. A separate utility room keeps the practical elements neatly tucked away. A contemporary shower room serves the first floor, complemented by a ground floor bathroom for added convenience. Set on a generous plot, the property also benefits from an extensive driveway with off-street parking for up to five vehicles, a valuable feature for larger households and visiting guests. Perfectly positioned for families and outdoor enthusiasts alike, the property is just a short walk from the open green spaces of Belfairs Woods and Belfairs Golf Course. It also enjoys easy access to the highly regarded Westcliff and Southend Grammar Schools, as well as a range of local amenities and transport links. Offering spacious, well-appointed accommodation in a highly sought-after Leigh-on-Sea location, this impressive home is perfectly suited to growing families looking for a property that combines space, convenience and an exceptional lifestyle.

- Extended semi-detached house on a generous plot
- Impressive kitchen family room with separate utility room
- Upstairs shower room and downstairs bathroom
- Large west facing rear garden
- Short walk to Belfairs Woods and Golf Course
- Three to four bedrooms
- Separate lounge
- Ample parking on the driveway for up to five vehicles
- Moments from local amenities
- Westcliff and Southend Grammar Schools within close proximity

Chalfont Close

Leigh-on-Sea

£525,000

Price Guide



Chalfont Close



Frontage

Newly block paved driveway creating parking for four to five vehicles, side access to the rear garden, access to:

Entrance Hallway

12'10" x 5'11"

Smooth coved ceiling with inset spotlights, carpeted stairs to the first floor with understairs storage, radiator with a radiator cover, UPVC double glazed door to the front with double glazed obscured windows either side, wall lights, laminate flooring, door to:

Lounge

13'8" x 12'2"

Smooth coved ceiling with a pendant light, inset feature fireplace with an electric fire, double glazed window to the front with fitted shutter blinds, radiator, laminate flooring, double doors to:

Kitchen Family Room

18'7" x 18'5"

Kitchen Breakfast Area:
Smooth coved ceiling with inset spotlights, double glazed Velux window to the rear, double glazed windows to the rear overlooking the garden. Modern cream gloss kitchen comprising of: wall and base level units with a square edge laminate worktop, five ring Neff gas hob with an extractor fan above and a glass splashback, 1.5 sink and drainer with a hot tap, integrated Neff oven and grill and microwave, space for an American style fridge freezer, set of drawers including pan drawers, space for a wine cooler, breakfast bar area, radiator, laminate flooring, open plan to:

Sitting/Dining Area:

Smooth ceiling with inset spotlights, double glazed Velux window to the rear, double glazed French doors to the rear leading out to the garden, garage, laminate flooring.

Utility Room

9'10" x 6'2"

Vaulted smooth ceiling with an extractor fan, obscured UPVC double glazed door to the side leading out to the driveway and the garden with an adjacent obscured double glazed window, wall and base level units with a roll edge laminate worktop with a stainless steel sink and drainer, radiator, tiled flooring, door to:

Downstairs Family Bathroom

7'1" x 5'10"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the rear, freestanding bath with a

freestanding tap and shower hose, low-level WC, corner vanity unit wash basin, chrome heated towel rail, patterned tiled flooring, part tiled walls.

Games Room/Office/Bedroom Four

15'3" x 7'3"

Smooth vaulted ceiling with a pendant light, double glazed windows to the rear with fitted shutter blinds, built-in floor to ceiling cupboard, radiator, laminate flooring.

First Floor Landing

Smooth coved ceiling, cupboard, double glazed window to the side, carpet.

Bedroom One

12'5" x 12'3" > 11'0"

Smooth coved ceiling with a pendant light, floor to ceiling fitted sliding door wardrobes, double glazed window to the front with fitted shutter blinds, radiator, carpet.

Bedroom Two

10'2" x 9'4"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, fitted floor to ceiling wardrobe, radiator, carpet.

Bedroom Three

9'1" x 7'5"

Smooth coved ceiling, loft hatch, double glazed window to the front overlooking the driveway with fitted shutter blinds, radiator, laminate flooring, over stairs storage cupboard.

Upstairs Shower Room

8'1" x 5'6"

Smooth ceiling with inset spotlights, double glazed window to the rear overlooking the garden, double walk-in shower with a rainfall head and a shower hose, wall hung WC, wall hung vanity unit wash basin, patterned tiled wall, part tiled walls.

Large West Facing Rear Garden

Commences with a patio area with the remainder laid to lawn, sleeper flowerbed borders, garden shed, outside tap, side access to driveway.

Agents Notes:

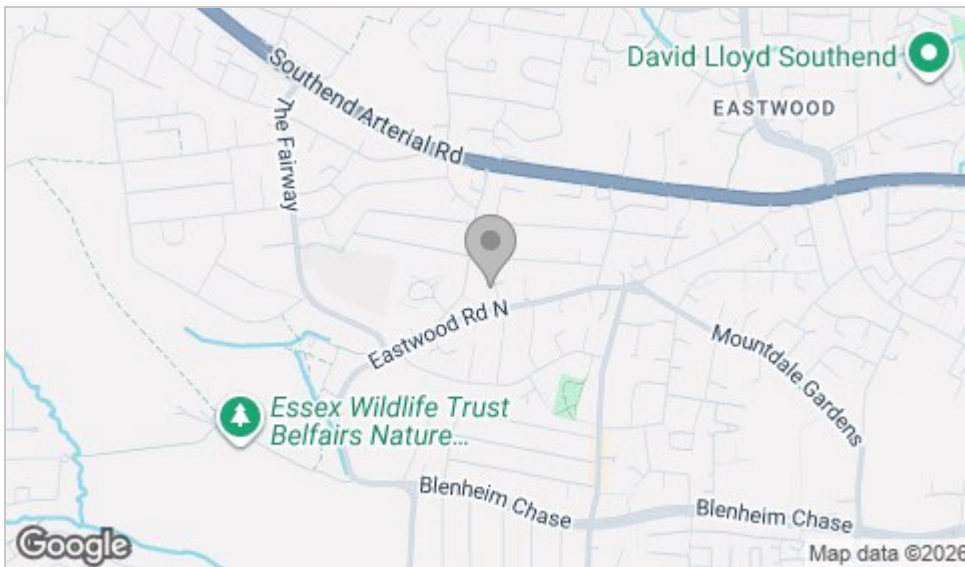
Council tax band: D



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

