



Proudly positioned in the heart of Ridgeway Gardens, 'Chalkwell Hall', this imposing detached family residence offers a perfect blend of space, comfort, and convenience, all with a beautiful view across the famous green. With four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this home is designed to accommodate family living with ease. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining, alongside an impressive kitchen family room that serves as the heart of the home connecting the glorious rear garden via two sets of bi-folding doors. The residence features a family bathroom and a convenient downstairs WC, ensuring ample facilities for all. Outside, the landscaped rear garden provides a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings. The property also benefits from a generous driveway that can accommodate up to five vehicles, along with an integral garage for additional storage or parking. Location is key, and this home does not disappoint. It is just moments away from the beautiful Chalkwell Beach, as well as the local station and park, making it an ideal spot for families and commuters alike. Furthermore, the vibrant shopping facilities of Leigh Road and The Broadways are within a short walking distance, offering a variety of shops, cafes, and amenities. This remarkable property is a rare find, combining spacious living with a prime location, making it an excellent choice for those seeking a family home in Westcliff-on-Sea.

- Beautiful four bedroom detached house
- Positioned in Ridgeway Gardens in the centre point overlooking the green
- Driveway for several vehicles minimum and an integral garage
- Impressive open plan kitchen family room
- Bay-fronted lounge overlooking the green
- Additional study/TV room
- Landscaped rear garden with brick storage sheds
- Family bathroom, master bedroom en-suite and downstairs wc
- Short walk to Chalkwell Station, Beach front and Park as well as Leigh Broadway shopping facilities
- Chalkwell Hall School catchment with Westcliff Grammar School for Boys and Girls close by

## Ridgeway Gardens

Chalkwell

**£1,100,000**



# Ridgeway Gardens



## Frontage

Block paved driveway creating parking for at least several vehicles, access to the garage, side access to the rear garden, flower and shrub borders with a veranda, entrance to:

## Reception Hallway

12'7" x 11'7"

Composite entrance door to the front, smooth coved ceiling, plate racks, wood paneled walls, leadlight double glazed window to the front overlooking the green with fitted shutter blinds, three-column radiator, oak flooring, carpeted stairs to the first floor with understairs storage, door to:

## Lounge

17'5" into the bay x 12'4"

Smooth coved ceiling with a pendant light, double glazed leadlight bay windows to the front with views over the green and fitted shutter blinds, double curved radiator, feature fireplace with a stone surround and a granite hearth (working gas fire), carpet.

## Downstairs WC

5'10" x 2'5"

Smooth ceiling with inset spotlights, obscured double glazed windows to the side, vanity unit wash basin, low-level WC, fully tiled walls and floor, radiator.

## Kitchen Family Room

24'4" x 17'5" > 11'1"

Smooth ceiling with inset spotlights, feature pendant lights, two sets of aluminium double glazed bi-folding doors to the rear, shaker style kitchen comprising of, wall and base level units with a quartz worktop, center island with a breakfast bar, integrated Bosch appliances such as: an oven and grill, combination microwave oven, integrated fridge and an integrated freezer, floor to ceiling pantry cupboard, utility cupboard housing the washing machine and tumble dryer, Myson warm air heater, inset sink with draining grooves, chrome mixer tap with an additional boiling hot water tap which also provides filtered water with an extendable rinse hose, integrated dishwasher, two sets of pull out bin store, larger pan drawers with an integrated Bosch four ring induction hob with an extractor fan above, vertice three column radiator, oak flooring, door to:

## Study/TV Room

17'7" x 7'4"

Smooth ceiling with inset spotlights, double glazed corner window to the rear overlooking the garden, obscured double glazed window to the side, radiator, carpet, door to:

## Integral Garage

17'0" x 8'0"

Double wooden doors to the front, concrete flooring, power, light.

## First Floor Landing

Smooth ceiling with a loft hatch, obscured leadlight double glazed window to the side, radiator, carpet.

## Bedroom One

17'6" x 12'4"

Smooth ceiling with a pendant light, double glazed leadlight bay windows to the front overlooking the green with fitted shutter blinds, floor to ceiling built in wardrobes, double curved radiator, carpet, door to:

## En-Suite Shower Room

7'7" x 4'6"

Smooth ceiling with spotlights, obscured double glazed window to the side, low-level WC, wall hung wash basin, double walk-in shower with a rainfall head, inset shelf, fully tiled walls, tiled flooring.

## Bedroom Two

17'6" > 12'3" x 11'0" into wardrobes

Smooth ceiling with a pendant light, double glazed bay windows to the rear overlooking the garden, radiator, carpet, floor to ceiling fitted wardrobes.

## Bedroom Three

11'8" > 8'5" x 10'8"

Smooth ceiling, double glazed leadlight windows to the front overlooking the green with fitted shutter blinds, radiator, carpet.

## Bedroom Four

11'4" x 6'7"

Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, radiator, carpet.

## Family Bathroom

11'0" x 5'8"

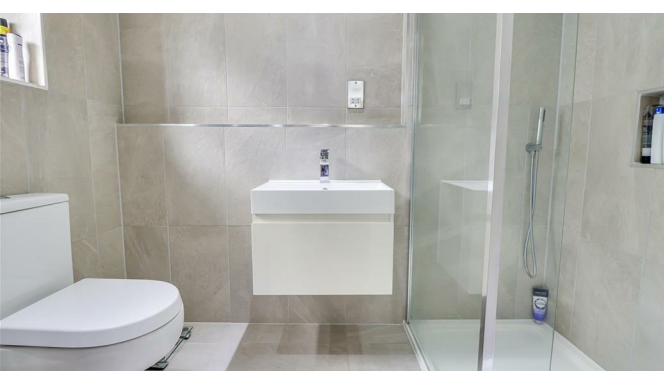
Smooth ceiling with inset spotlights, obscured double glazed windows to the rear, wall hung wash basin, low-level WC, curved bath with a shower hose attachment, large walk in shower with a rainfall head, inset shelf, heated towel radiator, fully tiled walls, tiled flooring.

## Rear Garden

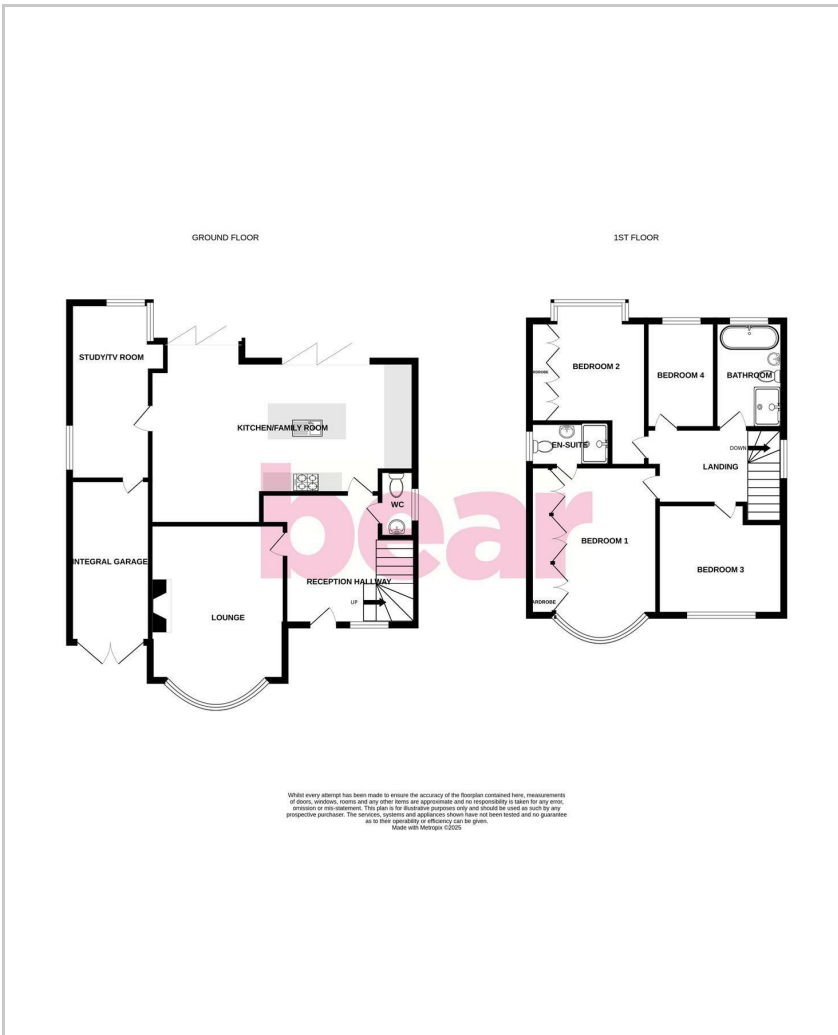
Commences with a patio area with the remainder laid to lawn, tree and shrub borders, two brick storage cupboards, side access to the driveway, outside lighting, outside power points.

## AGENT NOTES:

There is huge potential to extend to the rear and/or into the vast roof space STP which would unlock sea views.



# 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

