



\* DRIVEWAY FOR TWO VEHICLES \* DOUBLE LENGTH GARAGE \* WALK TO CHALKWELL STATION AND PARK \* LARGE LOFT EXTENSION \* SECLUDED GARDEN WITH WORKSHOP \* THREE DOUBLE BEDROOMS \* Situated on a quiet road is this impressive detached chalet with a secluded garden - perfect for those seeking peace and privacy. The accommodation is comprised of; a block paved driveway for two large vehicles, a double length garage, a porch containing the properties original doors with stained lead light glass leading to the entrance hallway, a bay fronted lounge, a spacious master bedroom, a modern kitchen-diner with shaker style kitchen units, a conservatory opening onto your secluded garden with workshop, a utility room with ample storage and a four-piece bathroom. The recent loft conversion offers two double bedrooms, WC and access to a large eaves storage. This property is an ideal family home, perfectly positioned within walking distance to transport links and highly regarded schools. For schooling, Darlinghurst Academy and Belfairs Academy are within catchment, and the prestigious Southend and Westcliff grammar schools a short walk away. Amenities and bus links are at the end of the road, with Chalkwell Station conveniently situated just a stroll away, ideal for London commuters. With so much to offer, this property is expected to attract strong interest so it's not likely to be around for long - book your viewing today!

- Driveway for two vehicles
- Double length garage and workshop at rear
- A walk to Chalkwell Station and park
- Close to Southend hospital and grammar schools
- Secluded rear garden
- Large loft extension
- Modern kitchen-diner with conservatory
- Three double bedrooms
- Four-piece bathroom and separate WC
- Utility room with ample storage

## Sandown Avenue

Westcliff-on-Sea

**£450,000**

Offers Over



# Sandown Avenue



## Frontage/Parking

Bay fronted bungalow with loft conversion, block paved drive for two vehicles, access to double garage, UPVC double glazed front door leading to internal porch.

## Porch

4'1" x 2'6"

The properties original doors with stained lead light glass leading to the entrance hallway, smooth ceiling, partially tiled, skirting, carpet.

## Entrance Hallway

15'5" x 4'1"

Radiator, space for storage units, smooth ceilings with original corning, picture rail, dado rail, skirting, wood effect laminate flooring.

## Lounge

13'4" x 13'1"

UPVC double glazed bay fronted window with bespoke plantation shutters, UPVC double glazed window to side aspect with bespoke plantation shutters, radiator, feature fireplace, smooth ceilings with original corning and ceiling rose, picture rail, skirting, carpet.

## Bedroom One

13'4" x 13'1"

UPVC double glazed bay fronted window with bespoke plantation shutters, radiator, smooth ceiling with original corning and ceiling rose, picture rail, skirting, carpet.

## Kitchen-Diner

17'3" x 11'1"

UPVC double glazed door and windows leading to conservatory, modern vertical radiator, shaker style kitchen units, both wall mounted and base level with quartz worktop, kitchen comprised of; space for fridge/freezer, four ring electric Beko hob with stainless steel integrated extractor, Beko integrated oven, integrated steel sink with routed drainer and chrome mixer tap, smooth ceilings with spotlights and original corning, picture rail, skirting, laminate flooring.

## Conservatory

15'7" x 8'4"

UPVC double glazed French doors leading to garden, UPVC double glazed windows and roof, tiled flooring.

## Utility Room

9'9" x 6'10"

UPVC double glazed door with sidelight leading to conservatory, space for washing machine and tumble dryer,

five bespoke fitted storage cupboards, door leading to carpeted staircase with under stair storage taking you to the first floor, smooth ceilings, skirting, wood effect laminate flooring.

## Four-Piece Bathroom

8'1" x 7'9"

UPVC double glazed obscured window to side aspect, vanity unit with wash basin and chrome mixer tap, panelled bath, WC, large shower, towel radiator, smooth ceilings, partially tiled walls, tiled floor.

## Landing

14'2" x 6'1"

Radiator, UPVC double glazed diamond feature window to side aspect, access to large eaves storage, smooth ceilings, skirting, carpet.

## Upstairs WC

8'7" x 4'1"

Vanity unit with wash basin and chrome mixer tap, WC, towel radiator, smooth ceilings, skirting, wood effect laminate flooring.

## Bedroom Two

15'3" x 9'8"

UPVC double glazed skylight, radiator, skirting, carpet.

## Bedroom Three

8'6" x 7'8"

UPVC double glazed skylight, radiator, smooth ceilings, skirting, carpet.

## Double Length Garage

Big enough for two vehicles, ability to drive straight through to garage/workshop in garden.

## Workshop/Garage

Electric & lighting, garage door and side door.

## Rear Garden

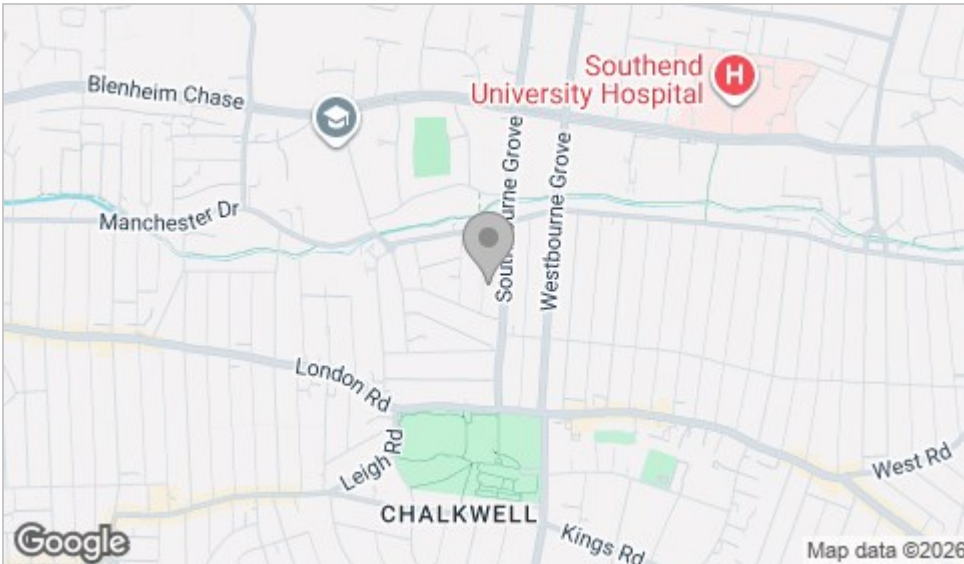
Commences with hardstanding floor, hardstanding floor connecting the rear of the double garage and garage/workshop, low maintenance lawn with flower boarders, large trees at rear providing an un-overlooked garden.



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

