



FOR SALE

Ridgeway Gardens, Chalkwell SS0 8NY

£675,000 Freehold Council Tax Band - F

- Three Bedroom Semi-Detached Home
- Chalkwell Hall Estate
- Potential To Make Your Own
- Two Reception Rooms
- Corner Plot With Spacious Garden
- Situated Close To Chalkwell Station
- Within Walking Distance To Chalkwell Seafront
- Driveway With Parking For Two & Garage Space
- Within Catchment For Four 'Outstanding' Grammar Schools
- Ample Storage Throughout

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Located in the highly desired Ridgeway Gardens of Chalkwell, this semi-detached house offers a fantastic opportunity for those seeking a property to make their own mark on. Boasting three bedrooms, two reception rooms, and a generous 1,204 sq ft of space, this home provides ample room for comfortable living.

Located in the sought-after Chalkwell Hall Estate, this property is perfectly positioned for families looking to benefit from the excellent education options in the area. With four outstanding grammar schools within the

catchment area, you can ensure a top-tier education for your children.

Convenience is key with this home, as it offers parking for one vehicle and is within walking distance of both Chalkwell Station and the picturesque seafront. Whether you're commuting to work or looking to enjoy leisurely strolls by the sea, this property caters to all your needs.

Don't miss out on the chance to own a piece of this desirable neighbourhood and create the home of your dreams in this prime location.

Entrance

Single glazed door to porch area, tiled flooring, single glazed obscure door leading to entrance.

Hallway

Original floorboards, radiator, under stair storage, cornice, ceiling mounted lighting.

Lounge

Original floor boards, single glazed bay window to front aspect, fitted fireplace with potential to make feature, cornice, wall mounted lighting, pendant lighting.

Kitchen

Tiled flooring, single glazed obscure window to rear aspect, single glazed obscure wooden door to rear aspect, tiled walls, base & wall units, stainless steel worktops incorporating stainless steel sink & drainer, space for cooker, space for fridge/freezer, fitted storage cupboard, ceiling mounted lighting.

Dining Room

Original floor boards, single glazed obscure French doors to rear aspect, single glazed windows to rear aspect, feature fireplace, cornice, pendant lighting.

Landing

Carpet flooring, single glazed obscure glass stained window to side aspect, picture rail, cornice, pendant lighting.

Bedroom 1

Original floor boards, single glazed window to front aspect, storage cupboard, fireplace, picture rail, cornice, ceiling mounted lighting.

Bedroom 2

Original floor boards, single glazed window to rear aspect, feature fireplace, fitted storage, ceiling mounted lighting.

Bathroom

Tiled flooring, single glazed obscure window to rear aspect, tiled walls, heated towel rail, hand basin, ceramic bath, wall mounted lighting.

W/C

Tiled flooring, single glazed obscure window to rear aspect, tiled walls, W/C, ceiling mounted lighting.

Bedroom 3

Original floor boards, single glazed obscure window to front aspect, double glazed bay window to side aspect, picture rail, cornice, wall mounted lighting, ceiling mounted lighting.

Garage

Concrete flooring, gated barn style doors, wooden door to rear aspect.

Rear Garden

Paved patio area, laid lawn, shrubs and flowerbeds, mature trees, side access.

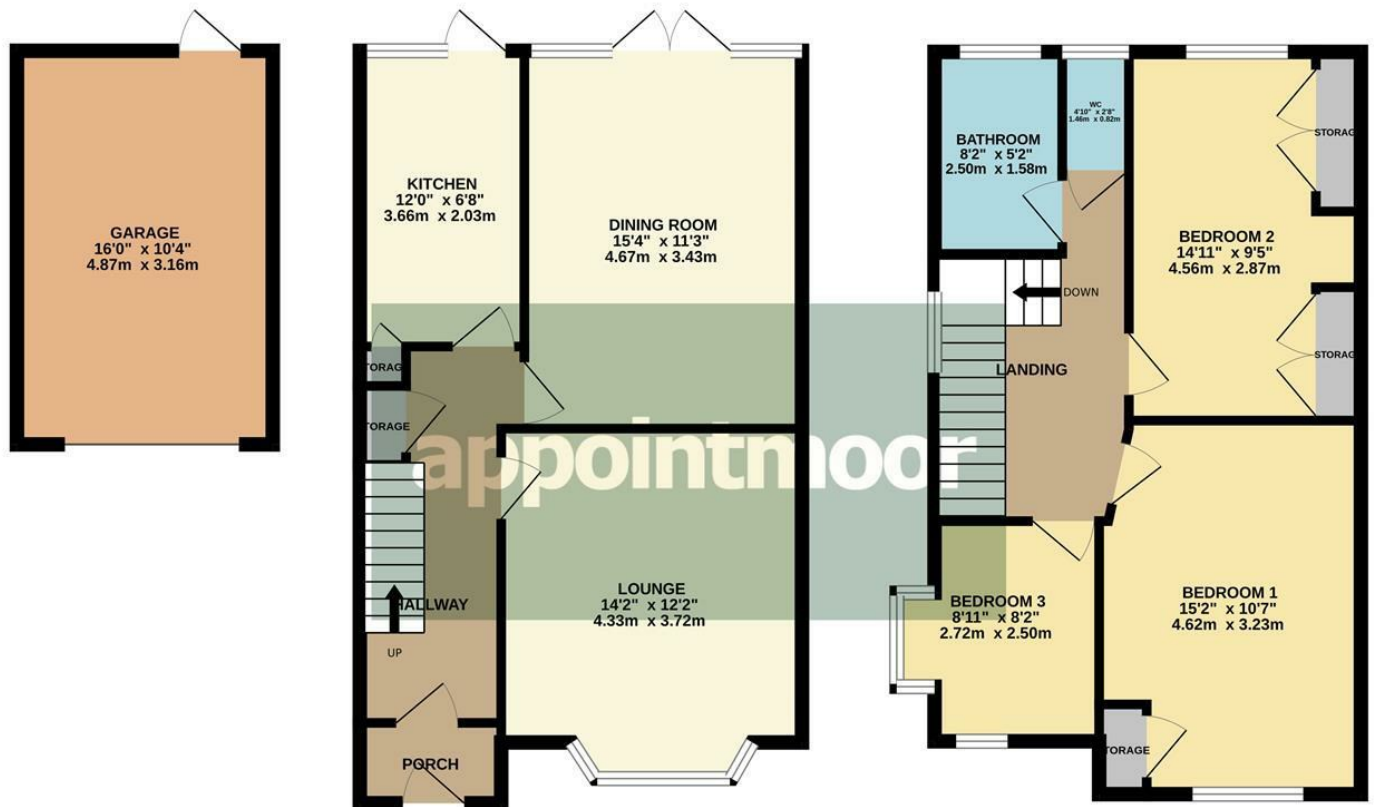
Front Of Property & Parking

Laid lawn, crazy paved pathway to entrance, driveway with parking for 2 vehicles.



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	52

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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