



Chalfont Close, Leigh-on-Sea
Essex, SS9 4NF

£425,000

appointmoor



Chalfont Close, Leigh-on-Sea Essex, SS9 4NF

£425,000 | Freehold

- Semi-Detached Corner Plot House
- Quiet Cul-de-Sac Location
- 4 Bedrooms & 2 Bathrooms
- Extended in 2014
- Modern Neutral Decor Throughout
- 3 Off Street Parking Spaces
- Ground Floor Annex Accommodation
- 70' Rear Garden
- Fixtures, Fittings & Furnishings Can Remain
- No Onward Chain

Ideal family home in LEIGH with 3 OFF STREET PARKING spaces and 70' REAR GARDEN. 4 BEDROOMS currently arranged as 3 bedrooms to the first floor with further fourth bedroom to the ground floor annex. 2 bathrooms, utility area, stunning kitchen and dining area with patio doors to the garden and a further lounge to the front. In exceptional condition throughout with the most recent extension having been completed just 4 years ago. This property is offered with NO ONWARD CHAIN and all fixtures, fittings and furnishings can be negotiated for. In the Belfairs catchment area. Viewing is highly advised.



Entrance

Leading up to the property is the front garden with brick wall enclosed lawn area and gravel drive with paved border offering off street parking for 3 cars. White uPVC front door opening into the hallway with wooden effect flooring, carpeted stairs to first floor and doors through to ground floor accommodation.

Lounge

15'3 max x 12'2 (4.65m max x 3.71m)

Large, bright lounge to front aspect with square bay double glazed window, coving, fitted carpet, glass panelled single door to hallway and further double glass panelled doors to dining area.

Dining Room

18'4 x 9'3 max (5.59m x 2.82m max)

Access via the lounge and open through to kitchen, the dining area has wooden effect flooring which continues through to the kitchen, patio doors out to the rear garden and feature skylight window.

Kitchen

18'4 x 9'5 (5.59m x 2.87m)

The stylish modern kitchen has a double glazed window to rear garden and feature skylight and is open to the dining area. Access through to the annex style accommodation of ground floor bathroom, utility and bedroom four.

The kitchen has built in Neff appliances and an



American style fridge freezer to remain, wall and base units and wood effect breakfast bar area.

Utility Room

9'9 x 5'11 (2.97m x 1.80m)

Utility area with tiled flooring, gloss wall and base units, sink with drainer and double glazed window & door to rear garden. Access through to ground floor shower room and fourth bedroom.

Shower Room

7'2 x 5'11 (2.18m x 1.80m)

Ground floor shower room to rear of property with obscure window. Tiled floor, WC, vanity wash hand basin, chrome heated towel rail and tiled shower cubicle with glass door.

Bedroom Four

14'11 x 7'4 (4.55m x 2.24m)

Accessed from utility area making ideal annex accommodation, the ground floor bedroom has a double glazed window to the front aspect and fitted carpet.

Landing

Landing to first floor with fitted carpet, window to side aspect and doors to all rooms.

Master Bedroom

12'2 x 12 (3.71m x 3.66m)

Large square room with double glazed window to front aspect, fitted carpet and full length mirrored fitted wardrobes.



Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

Double glazed window to rear aspect, fitted carpet and fitted mirrored wardrobe.

Bedroom Three

8'1 max x 7'5 max (2.46m max x 2.26m max)

Double glazed window to front aspect and wooden effect flooring.

Bathroom

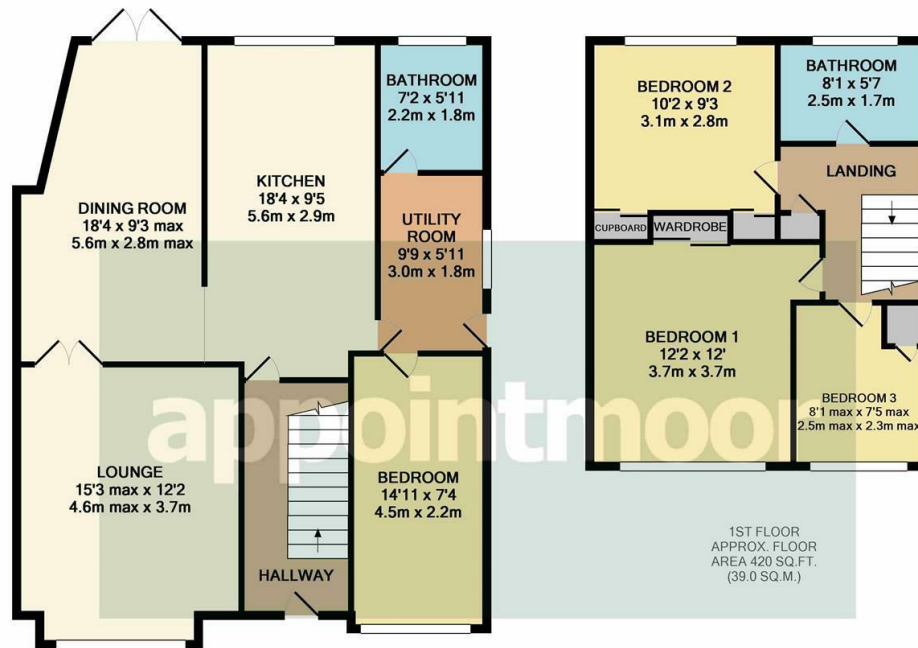
8'1 x 5'7 (2.46m x 1.70m)

The family bathroom is part tiled with 2 double glazed windows to rear aspect. WC, vanity wash hand basin and P-shape bath with overhead shower and glass screen.

Rear Garden

70' approx (21.34m approx)

Good size rear garden with patio and lawn with mature shrubbery & shed.



GROUND FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)

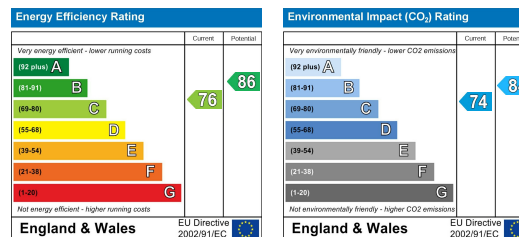
TOTAL APPROX. FLOOR AREA 1213 SQ.FT. (112.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DRAFT PARTICULARS AWAITING APPROVAL

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY



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