



FOR SALE

Leasway, Chalkwell SS0 8PA

Offers Over £900,000 Freehold Council Tax Band - F

1302.00 sq ft

- Large Detached Family Home
- Chalkwell Hall Estate
- Ample Parking Available
- Three Double Bedrooms
- One Single Bedroom
- Two Large Reception Rooms
- Modern Kitchen And Bathroom
- Close To Chalkwell Station
- Large Private Garden
- Garage Included

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

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Description

Located in the sought after Chalkwell Hall Estate this detached family home offers two large reception rooms, modern kitchen, four great sized bedrooms, stylish bathroom and a large rear garden. Benefitting from some original features such as the beautiful fireplaces this property has great character for someone to put their own stamp on. Having a large rear garden you have a fantastic amount of space to enjoy the summers evening with a patio seating area for all to enjoy. You will not be short of storage in this property, having a large garage and vast amount of understairs storage you have all the space you need for the family.

Based on Leasway in Chalkwell, this family home offers a brilliant location being close to local amenities and in catchment for four 'Outstanding' grammar schools. With the added benefit of being a short walk away from Chalkwell Beach you have the perfect opportunity to enjoy some brilliant views while partaking on family walks. Commuter routes are also closely available with Westcliff-On-Sea and Chalkwell Station close by all with direct access into the city.

Entrance

Single glazed wooden door leading to hallway, carpet flooring, radiator, under stair storage, hanging light fixture.

Lounge

16'2 x 13'9 (4.93m x 4.19m)
Carpet flooring, radiators, feature fireplace, double glazed bay windows to rear aspect, double glazed French door to rear aspect, coving to ceiling, hanging light fixture.

Kitchen

15'2 x 10'2 (4.62m x 3.10m)
Wooden flooring, radiator, double glazed window to side aspect, double glazed window to rear aspect, single glazed door to side aspect, base & wall units, roll top work surfaces incorporating stainless steel sink, space for appliances, integrated oven, 4 point electric hob, hanging light fixture.

Downstairs W/C

3'9 x 2'8 (1.14m x 0.81m)
Wooden flooring, single glazed window to side aspect, single glazed window to rear aspect, hand basin, W/C, hanging light fixture.

Dining Room

12'10 x 12'5 (3.91m x 3.78m)
Carpet flooring, radiator, double glazed bay window to front aspect, brick built feature fireplace, serving hatch, single glazed obscure window to side aspect, hanging light fixture.

Landing

Carpet flooring, double glazed obscure window to side aspect, hanging light fixture.

Bedroom 1

16'2 x 13'10 (4.93m x 4.22m)
Carpet flooring, double glazed bay window to rear aspect, radiator, hanging light fixture.

Bedroom 2

15'4 x 14'6 (4.67m x 4.42m)
Carpet flooring, double glazed window to front aspect, single glazed obscure window to side aspect, radiator, hanging light fixture.

Bathroom

6'6 x 6'3 (1.98m x 1.91m)
Wooden flooring, double glazed obscure window

to side aspect, radiator, panelled bath with shower system over, hand basin with storage, tiled wall, ceiling mounted light.

W/C

6'3 x 2'11 (1.91m x 0.89m)
Wooden flooring, double glazed obscure window to side aspect, radiator, W/C, hanging light fixture.

Bedroom 3

12'6 x 7'5 (3.81m x 2.26m)
Carpet flooring, double glazed window to front aspect, radiator, built in storage cupboard, hanging light fixture.

Bedroom 4

8'10 x 6'5 (2.69m x 1.96m)
Carpet flooring, double glazed widow to rear aspect, radiator, hanging light fixture.

Garage

17'00 x 6,00 (5.18m x 1.83m,0.00m)

Rear Garden

Laid to lay lawn, mature trees, crazy paved patio seating area, shrubs and flower beds, access to Garage.

Front Of Property & Parking

Concrete paved driveway with parking for 2 vehicle, shrubs and flower beds.



GROUND FLOOR

1ST FLOOR



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	79

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	50

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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