



# FOR SALE

**Meadway,  
Chalkwell SS0 8PJ**

**£825,000 Freehold**

- Detached House
- 4 Double Bedrooms
- Grand Reception Hallway
- Large Spacious Accommodation
- Separate Kitchen Breakfast Room
- Scope for Further Extension Including a Large Roof Space
- Mature Rear Garden with Patio
- Driveway & Garage
- Beautiful Tree Lined Road
- Heart of the Chalkwell Hall Estate

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

**appointmoor**



## Description

Substantial four-bedroom detached family home which has been extended in the past and still has further expansion possibilities including a large roof space, with a total approx 2123 square footage of living space. Large reception hall, cloakroom/WC, large living and dining room. Separate lounge to front aspect and separate kitchen breakfast room. The first floor has four double bedrooms, family bathroom and large en-suite to master. There is potential to adjust the layout and make 5 bedrooms. The rear garden is attractively

landscaped with patio terrace, access to side and garage and lawn area. Located in the highly sought after Chalkwell Hall Estate falling within catchment of the well regarded Chalkwell Hall school and ideal for commuting being conveniently placed within a 5-minute walk to Chalkwell mainline station. In close proximity to Chalkwell beach, park and the fashionable Leigh Broadway with its wide array of cafes, restaurants and boutiques. Viewing is strongly recommended.







### **Entrance**

Entrance door with glazed insert leading into entrance porch. Opaque glazed door into:

### **Hallway**

21'1 x 10'11 (6.43m x 3.33m)

Double glazed leadlight dual aspect windows to side and front, wood block herringbone flooring and stairs rising to first floor. Under stairs cupboard, beamed ceiling and two radiators.

### **Sitting Room**

17'6 x 13' (5.33m x 3.96m)

Double glazed leadlight bay window to front aspect, wood block herringbone floor, coving cornice and feature fireplace.

### **Lounge**

25'8 x 14 (7.82m x 4.27m)

Double glazed leadlight window to rear with further double glazed sliding doors to side aspect leading to rear garden. Feature fireplace with marble hearth, two radiators, coving cornice and wall light points.

### **Kitchen Breakfast Room**

19'9 x 13' (6.02m x 3.96m)

Range of wall and base units with wood effect roll edge work surfaces, stainless steel sink with monobloc tap and corner displays with under unit concealed lighting. Integrated double ovens, five ring gas hob with extractor fan, dishwasher, plumbing for washing machine, wall mounted gas boiler. Radiator and double glazed leadlight windows to side and rear aspect.

### **Ground Floor Bathroom**

Opaque double glazed leadlight window to side aspect, thermostatically controlled shower, close coupled WC, wall mounted wash hand basin, tiling to walls, heated chrome towel rail and extractor fan.

### **First Floor Landing**

Tall opaque stained glass leadlight window to side aspect, radiator, airing cupboard with water tank and access to loft space.

### **Bedroom One**

17'4 x 14'1 (5.28m x 4.29m)

Double glazed leadlight window to rear aspect, fitted carpet, fitted storage wardrobes and radiator. Door into en-suite bathroom.

### **En-Suite**

9' x 7'9 (2.74m x 2.36m)

Modern white suite with panelled bath, shower cubicle, vanity wash hand basin and close coupled WC. Tiled walls, radiator, extractor fan and opaque double glazed window to side aspect. Further door to landing.

### **Bedroom Two**

18' x 13' (5.49m x 3.96m)

Double glazed leadlight bay window to front aspect, fitted carpet and radiator.

### **Bedroom Three**

10'11 x 10'6 (3.33m x 3.20m)

Double glazed leadlight window to front aspect, fitted carpet, radiator and access to eaves storage space.

### **Bedroom Four**

10'3 x 10' (3.12m x 3.05m)

Double glazed leadlight window to rear, fitted carpet, radiator and vanity wash hand basin with tiled splash back.

### **Shower Room**

Opaque double glazed leadlight window to side aspect, tiled and glazed shower cubicle, pedestal wash hand basin, close couple WC, tiled walls and radiator.

### **Front Garden**

Paved frontage with off street parking for several cars.

### **Garage**

Up and over door, power and lighting. Door to covered rear workshop and further door to rear garden.

### **Rear Garden**

approx 67' x 45' (approx 20.42m x 13.72m)

Raised sandstone patio with steps leading to lawn area. Outside lights and tap.

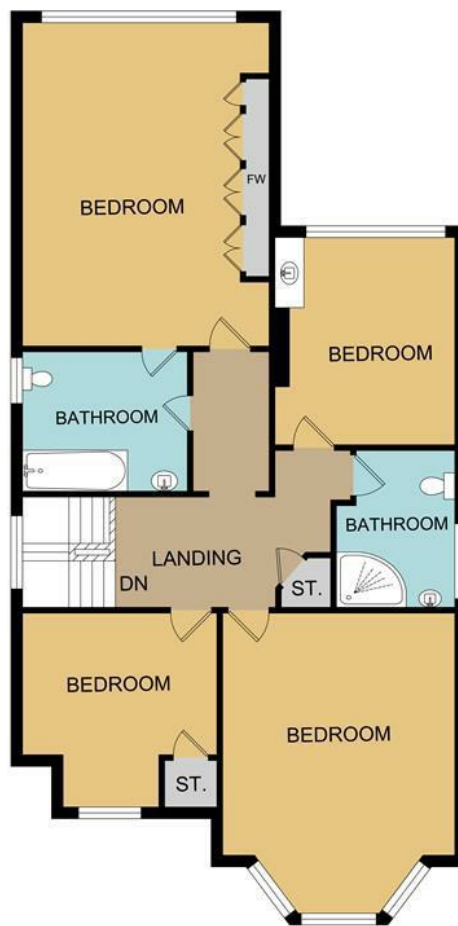






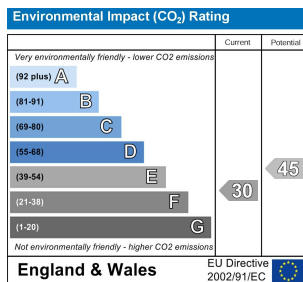
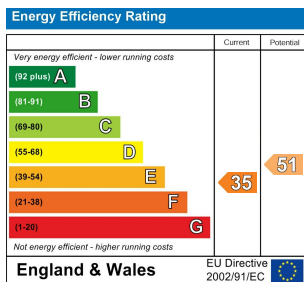


Ground Floor  
Approximate Floor Area  
1007.93 sq. ft  
(93.64 sq. m)



First Floor  
Approximate Floor Area  
1115.67 sq. ft  
(103.65 sq. m)

Total Approximate Floor Area  
2123.61 sq. ft  
(197.29 sq. m)



**AGENTS NOTES:** Appointment Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

**VIEWINGS: BY APPOINTMENT ESTATES ONLY**

# appointment

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