



# FOR SALE

**Hall Park Avenue,  
Westcliff-On-Sea SS0 8NN**

**£775,000 Freehold**

- Detached Property
- Chalkwell Hall Estate
- 3 Bedrooms
- Two Large Reception Rooms
- Separate Office & Kitchen
- Bathroom & En-Suite
- Garage & Parking
- Landscaped Rear Garden
- Potential To Renovate & Extend
- Short Walk to Station

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

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# Description

A fantastic opportunity to own a sizeable detached property in the Chalkwell Hall Estate with real potential to make it your own. This property is a natural 4 bedroom currently set up as a three bedroom with en-suite to master and separate bathroom. To the ground floor are two expansive reception rooms, large kitchen and office space with direct access to the garage.

Externally there is a mature front garden with space for off street parking and a landscaped rear garden with patio and lawn areas. Located in the heart of Chalkwell, just a short walk to the station and park early viewing on this very desirable property is highly advised.

## Entrance

Paved front garden with space for off street parking and mature shrubbery, gated side access to rear and garage. Door to glazed porch with tiled floor and further front door into hallway.

## Hallway

Large reception hallway with wooden floor, radiator, light fixture, and under stair storage cupboard. Doors to all rooms.

## Sitting Dining Room

14'9 x 14'10 max (4.50m x 4.52m max)

Reception room to front aspect with double glazed bay window, fitted carpet, ceiling rose with light fixture, two radiators, plate shelf and feature fireplace with marble heart and surround.

## Kitchen

17'1 x 13'7 (5.21m x 4.14m)

Fitted kitchen with a range of floor to ceiling units, wall & base units with rolled edge work surface, stainless steel sink and drainer and tiled splash backs. Integrated double eye level Neff oven, gas hob with extractor, fridge and space for washing machine and dishwasher. Spotlights, wall mounted boiler, double glazed windows to side and rear and double glazed door to rear garden.

## Lounge

21'11 x 13' (6.68m x 3.96m)

Reception room to rear aspect with double glazed sliding doors out to rear garden, dual aspect windows to side aspects, fitted carpet, coving, three radiators and six wall sconces. Door to office.

## Office

14'10 x 7'1 (4.52m x 2.16m)

Office space with fitted carpet, double glazed window to rear, spotlights, radiator and door to garage.

## WC

Cloakroom from hallway with obscure window to side aspect, laminate flooring, WC, wash hand basin and radiator.

## First Floor

Stairs to first floor with fitted carpet and stained glass window to side aspect. Landing with fitted carpet, two light fixtures storage cupboard, airing cupboard and doors to all rooms.

## Bedroom 1

17'3 x 13'11 (5.26m x 4.24m)

Master bedroom to rear aspect with fitted carpet, double glazed bay window to rear aspect, picture rail and spotlights. Door to en-suite.

## En-Suite

10'8 x 7'9 (3.25m x 2.36m)

Fully tiled four piece en-suite bathroom comprising of bath, WC, wash hand basin and shower cubicle with glass door. Laminate floor, radiator, two light fixtures and obscure double glazed window to rear.

## Bedroom 2

15'7 x 12'9 (4.75m x 3.89m)

Bedroom to front aspect with double glazed bay window, two light fittings, radiator, vanity wash hand basin and extensive fitted wardrobes.

## Bedroom 3

9'11 x 11'3 into bay (3.02m x 3.43m into bay)

Bedroom to front aspect with double glazed square bay window, fitted carpet, radiator and spotlights.

## Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Two piece bathroom comprising of panel bath and wash hand basin. Double glazed obscure window to side aspect, vinyl flooring, part tiled walls, radiator and light fixture.

## WC

Separate WC with laminate flooring and double glazed obscure window to side aspect.

## Rear Garden

Beautiful landscaped rear garden with patio leading down to lawn with raised stone flower beds and mature shrubbery. Garden shed and gated side access to front.

## Garage & Parking

Garage with internal door, power & lighting. Off street parking to front aspect.

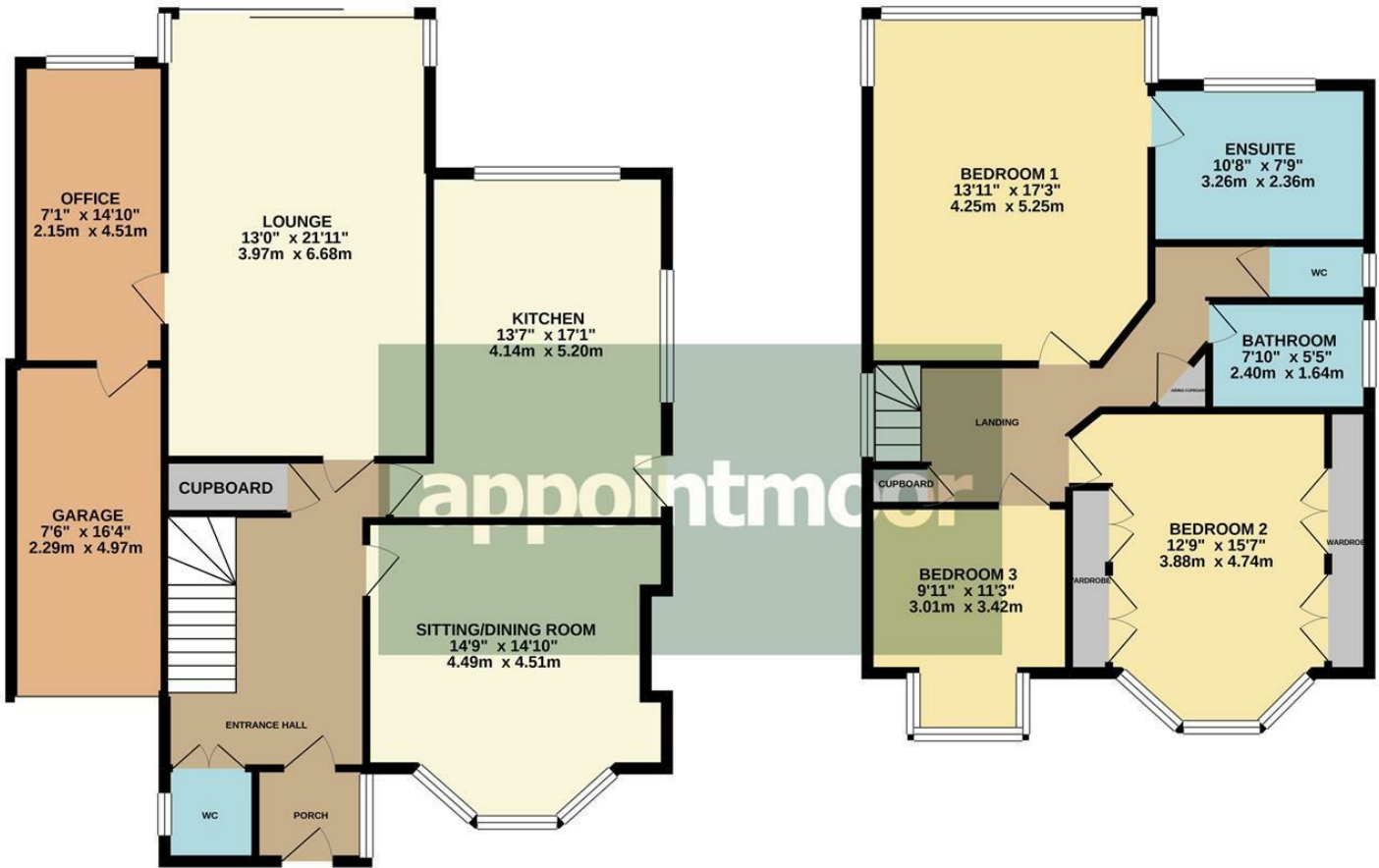






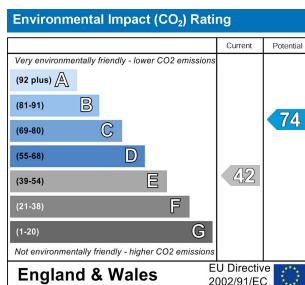
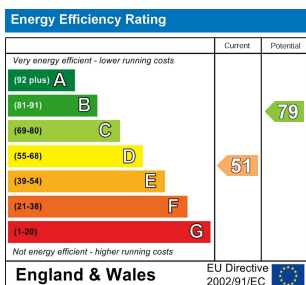
GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.

1ST FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 1900 sq.ft. (176.6 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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