



FOR SALE

**Chalkwell Avenue,
Chalkwell SS0 8NL**

£1,350,000 Freehold Council Tax Band - G

- Situated On A Large Plot
- Chalkwell Hall Estate
- Charming Period Features Throughout
- Short Walk To Seafront & Rail Station
- Welcoming Entrance Reception Hall
- 2 Reception Rooms & Spacious Fitted Kitchen
- 2 Bathrooms
- Beautiful Mature Front Garden
- Integral Garage & Off Street Parking
- Large West Facing Rear Garden

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

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Description

Located on the prestigious Chalkwell Avenue, just a short walk from the rail station and seafront and convenient for local amenities and travel routes is this Stunning detached period house in the highly sought after Chalkwell Hall Estate. This beautiful character property is full of charming original features including dark wood beams, feature fireplaces and stained glass

detail windows. Offering spacious rooms throughout commencing with a grand entrance reception, two large reception rooms, fitted kitchen and shower room to the ground floor with four double bedrooms and bathroom to the first floor. Externally there is a well established front garden with off street parking and garage with door to kitchen and to the rear a large mature west facing rear garden. Viewing is highly advised.





Entrance Hall

Front door into a grand entrance reception hallway with beautiful wood block flooring, bay window to front aspect, dark wood beams to ceiling and walls and red brick fireplace. Stairs to first floor landing with fitted carpet and doors to all rooms.

Lounge

Spacious lounge with a continuation of the wood block flooring and dark wood beams to ceiling and walls. Leadlight window to front aspect and two lead light windows to rear with double doors leading out to the rear garden. Radiator and original decorative fireplace with tiled hearth and high wooden mantle.

Dining Room

Dining/sitting room to the rear aspect with fitted carpet, double glazed bay window and further double glazed window looking out to the garden, coving, inset spotlights and radiator.

Kitchen

Great size kitchen to the rear aspect with bay window, door to rear garden and door to garage. Tiled walls, vinyl floor, coving, radiator and inset spotlights. The kitchen has a range of gloss wall and base units with rolled edge work surface, inset sink with mixer tap and breakfast bar area. Integrated double eye level oven, hob, dishwasher and space for appliances.

Bathroom

Fully tiled four piece suite comprising WC, bidet, wash hand basin and shower cubicle with glazed door. Inset spotlights, radiator and internal window.

First Floor

Stairs to first floor landing with fitted carpet, dark wood wall and ceiling beams and doors to all rooms. Half landing to front aspect with double glazed bay window.

Bedroom 1

Bedroom to front aspect with fitted carpet, coving, picture rail and radiator. Decorative fireplace with tiles and wooden mantle. Double glazed window to front, decorative stained glass window and door to front balcony.

Bedroom 2

Bedroom to rear aspect with fitted carpet, two radiators, double glazed bay window and further window, coving, picture rail and inset spotlights.

Bedroom 3

Bedroom to rear aspect with double glazed corner window, fitted carpet, radiator, picture rail, coving and decorative fireplace.

Bedroom 4

Bedroom to front aspect with double glazed window, fitted carpet, radiator, picture rail and coving.

Bathroom

Four piece suite comprising WC, wash hand basin, inset bath and separate shower cubicle with glazed door. Tiled walls, window, extractor fan and inset spotlights.

Front & Rear Gardens

Mature front garden, brick wall enclosed, with path to front door, established trees, shrubbery and lawn. West facing rear garden commencing with paved patio leading to lawn area with pond and established plants and trees. Summerhouse to rear garden and garden shed to front side aspect.

Garage & Parking

Driveway to front aspect for off street parking and integral garage with door through to kitchen.



GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.

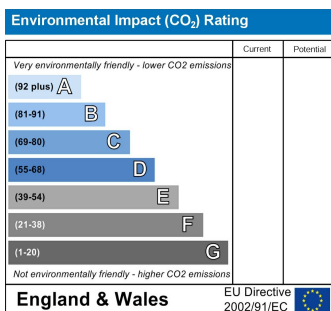
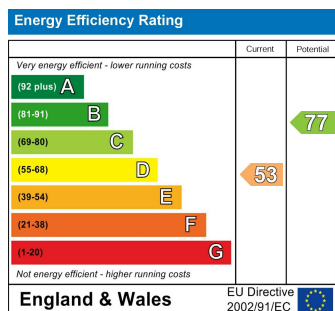
1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 2451 sq.ft. (227.7 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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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