



# FOR SALE

**Chadwick Road,  
Chalkwell SS0 8LS**

**£849,995 Freehold**

- Detached Property
- Chalkwell Hall Estate
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen Diner
- Cloakroom, En-Suite & Bathroom
- Private West Facing Rear Garden
- Off Street Parking for 6+ Vehicles
- Classic Neutral Decor Throughout
- Short Walk to Station & Seafront

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

**appointmoor**

## Description

Highly desirable four bedroom detached house located in the sought-after Chadwick Road in Chalkwell. This beautiful property offers stylish living throughout with generous bright rooms and ample external space. A welcoming entrance hall leads on to two spacious reception rooms, cloakroom and bespoke kitchen diner leading out to a well presented west facing rear

garden. To the first floor are four bedrooms with en-suite to bedroom one and bathroom. Externally there is a paved in & out driveway with off street parking for several vehicles. Located just a short walk from the station, seafront and Chalkwell Park and great for local schools & amenities, this stunning house offers charm throughout and is a must see.

### Entrance

Double doors into part glazed entrance porch with tiled floor and further front door into reception hallway.

### Reception Hallway

Spacious and welcoming reception hallway with oak floor, coving & ceiling rose, radiator, stairs to first floor with under stair cupboard and doors to all rooms.

### Lounge

Beautiful lounge to front aspect with oak floor, double glazed square bay window to front, radiator, decorative coving, feature gas fireplace and folding doors through to dining room.

### Dining Room

Folding doors from the lounge through to dining room with oak floor, coving & ceiling rose, radiator and double glazed doors out to rear garden with fitted blinds.

### Kitchen Diner

Bespoke fitted kitchen with a range of high gloss wall & base units, granite work surfaces, integrated sink with drainer and waste disposal system and under cupboard lighting. Integrated appliances include dishwasher, washer dryer, double electric oven & hob with extractor, warming tray and microwave. Space for American style fridge freezer. Ceramic tiled floor with underfloor heating, cupboard housing boiler, inset spotlights, dual aspect double glazed windows and double glazed sliding doors to rear garden.

### WC

Two piece cloakroom comprising of WC and vanity wash hand basin. Oak floor, double glazed obscure window to side and radiator.

### First Floor

Stairs to first floor landing with fitted carpet, feature window to side aspect and loft access. Doors to all rooms.

### Bedroom 1

Bedroom to front aspect with double glazed square bay window, fitted carpet, coving, inset spotlights and fitted storage. Door to en-suite.

### En-Suite

Three piece en-suite comprising of WC, vanity wash hand basin and double shower cubicle. Tiled floor and walls, inset spotlights, heated towel rail and obscure double glazed window to side.

### Bedroom 2

Bedroom to rear aspect with double glazed window with fitted blinds, fitted carpet, coving, inset spotlights and fitted storage.

### Bedroom 3

Bedroom to rear aspect with double glazed window with fitted blinds, fitted carpet and wash hand basin with vanity unit.

### Bedroom 4

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

### Bathroom

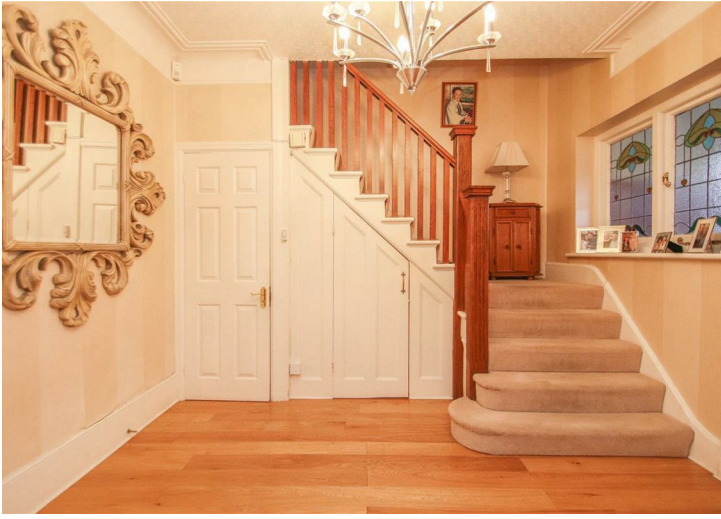
Four piece bathroom comprising of WC, vanity wash hand basin, bath with shower and double walk in shower. Tiled floor and walls, obscure double glazed window to rear, heated towel rail and inset spotlights.

### Rear Garden

Stunning well kept private west facing rear garden with side access to front on both sides. Patio area, lawn with mature shrubbery and trees, timber fencing and two garden sheds.

### Parking

Paved in and out driveway to front offering parking for several vehicles.



GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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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			
		51	81
England & Wales			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor 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 APPOINTMOOR ESTATES ONLY**

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