



FOR SALE

Carlton Avenue, Westcliff-on-Sea SS0 0PX

Guide Price £650,000 Freehold

- Detached House
- 5/6 Double Bedrooms
- 5 Bathrooms
- Over 3000 Sq Feet of Accommodation
- Spread over 3 Floors
- Garage & Off Street Parking
- Attractive Rear Garden
- 27' Lounge
- Easy access to A127
- Perfect for Spacious Family Living

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

appointmoor

Description

Guide Price - £650,000 - £700,000

Stunning 5/6 bedroom detached house in a popular residential location. Convenient for the hospital, good travel links and just a short walk to grammar schools Westcliff High for Boys & Girls, St Thomas More & Southend High for Boys and close to great primary schools. This beautiful home has been remodelled by the current owners into an impressive spacious property spread over 3 floors. A welcoming entrance hall leads through to a front reception/sixth bedroom with shower room, dining room, 27' lounge to rear with doors out to the patio, ideal for entertaining, and a large kitchen/breakfast room. The ground floor is

complete with off street parking to the front, garage with door to kitchen and attractive, well-presented rear garden with patio, lawn and mature shrubbery. The first floor offers an amazing master suite with bedroom, dressing room and four piece en-suite with Airbath, a further two double bedrooms with fitted storage and family bathroom. To the second floor are two more double bedrooms, one with en-suite. This wonderful house has been renovated to a high standard throughout including fully restored handmade coving and handmade roof tiles. Viewing is highly advised.





Entrance

Double glazed front door leading into entrance hallway with wood flooring, coving and skirting. Doors to all rooms.

Dining Room

14'2 into bay x 10'10 (4.32m into bay x 3.30m)

Dining room with double glazed bay window to front aspect, Karndean flooring, radiator, coving and ceiling rose.

Reception/Bedroom 6

14'2 into bay x 11'2 (4.32m into bay x 3.40m)

Reception room to front aspect, potential to be used as a ground floor bedroom. Double glazed bay window to front, Karndean flooring, radiator, coving & ceiling rose. Door to en-suite shower room

Shower Room

10'2 x 3'3 (3.10m x 0.99m)

Three piece suite comprising of WC, vanity wash hand basin and shower cubicle with glass door. Fully tiled with coving, two ceiling lights, radiator and extractor fan.

Utility Room

10'2 x 8'4 (3.10m x 2.54m)

Essential utility room with a range of base units with rolled edge work surface and space for washing machine and dryer. WC, wash hand basin, light fixture and radiator.

Reception Hall

Leading off the hallway is a reception area with stairs to the first floor and door to kitchen.

Lounge

27'2 x 15'5 (8.28m x 4.70m)

Double doors into the beautiful lounge to the rear aspect with two sets of patio doors directly onto the rear garden. Wooden flooring, coving, two ceiling roses, four wall lights and two radiators.

Kitchen/Breakfast Room

19'6 x 10' (5.94m x 3.05m)

Great size kitchen to the rear aspect with fully tiled walls, double glazed window and door out to the rear garden. Range of wall and base units with granite effect rolled edge work surface and tiled splash back, inset sink and drainer, skylight and further obscure double glazed window to side, Karndean flooring, spotlights and door to garage. Space for all appliances including range cooker - currently a 4 oven, 7 ring hob with extractor fan.

First Floor

Stairs with solid wooden carved banisters leading up to the first floor landing with fitted carpet, coving, radiator, ceiling light and airing cupboard.

Master Bedroom

17'9 x 13'5 (5.41m x 4.09m)

Stunning master suite with fitted carpet, two double glazed windows to the rear aspect overlooking the garden, two radiators, coving, spotlights and feature central light with Hunter fan. Door through to dressing room.

Dressing Room

13'2 x 7'10 (4.01m x 2.39m)

Dressing room with fitted carpet, double glazed window to rear, spotlights, radiator and two walls of full length fitted wardrobes with mirrored sliding doors.

En-Suite

11' x 8'3 (3.35m x 2.51m)

Master en-suite bathroom, fully tiled with obscure double glazed window to side aspect, heated towel rail, spotlights and coving.

Four piece suite comprising of WC, vanity wash hand basin, corner shower cubicle with glass door and tile enclosed Airbath tub which is 2 metres long and 1.12 metres wide.

Bedroom 2

16'2 x 11'11 (4.93m x 3.63m)

Bedroom to front aspect with double glazed window and further obscure stained glass window, fitted carpet, radiator, coving, ceiling rose and extensive fitted wardrobes.

Bedroom 3

14'1 x 11' (4.29m x 3.35m)

Bedroom to front aspect with fitted carpet, double glazed window to front aspect, radiator, coving, ceiling rose and fitted wardrobes with full length mirrored doors. Door to en-suite.

En-Suite

8'4 x 3'1 (2.54m x 0.94m)

Three piece en-suite comprising of WC, pedestal wash hand basin and shower cubicle with glass door. Fully tiled with obscure double glazed window to side, heated towel rail, spotlights, extractor and coving.

Bathroom

10'1 x 7'4 (3.07m x 2.24m)

Family bathroom with fully tiled walls, obscure double glazed window to side aspect, fitted carpet, coving and radiator. Corner bath, WC, bidet and wash hand basin.

Second Floor

Stairs to second floor.

Bedroom 4

17'7 x 14'6 (5.36m x 4.42m)

Bedroom to rear aspect with fitted carpet, double glazed Velux windows to side and rear aspect, radiator and hanging light fixture. Door to en-suite.

En-Suite

8'10 x 3'4 (2.69m x 1.02m)

Three piece en-suite comprising of WC, pedestal wash hand basin and shower cubicle with glass door. Fully tiled walls, spotlights, extractor and coving.

Bedroom 5

19'6 x 15'11 max (5.94m x 4.85m max)

Bedroom to front aspect with double glazed Velux windows to both side aspects, radiator and hanging light fixture.

Patio

37'6 x 17' (11.43m x 5.18m)

Large paved patio with plenty of space for seating and BBQ area. Steps leading down to the rear garden.

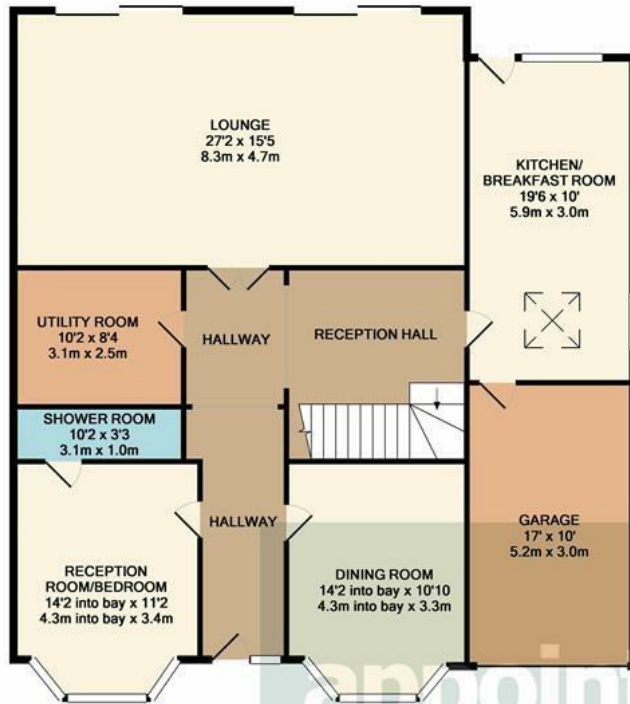
Rear Garden

Attractive rear garden with lawn area, mature shrubbery and borders. Garden shed with pitched roof, power and lighting and greenhouse.

Garage & Parking

Garage with electric up and over door and rear door leading into the kitchen. Paved driveway to front with parking for 2-3 cars.

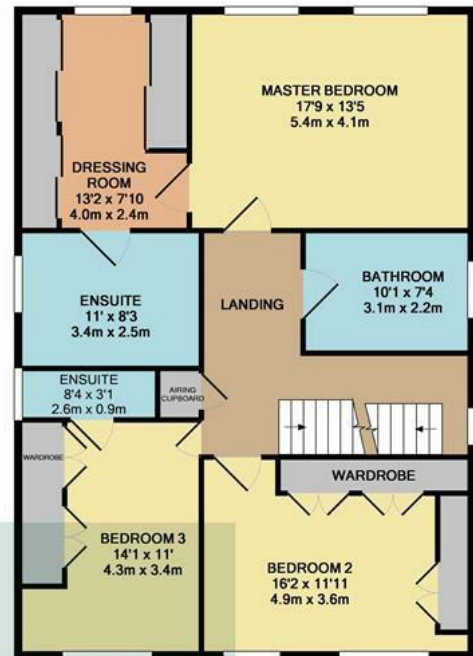




GROUND FLOOR
APPROX. FLOOR
AREA 1455 SQ.FT.
(135.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3041 SQ.FT. (282.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 1051 SQ.FT.
(97.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	74
(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	
54	
England & Wales	EU Directive 2002/91/EC

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