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**4 bedroom House - Semi-Detached for sale, Chalkwell Avenue, Westcliff On Sea, Essex**  
£725,000

### Full description

Sorrell are favoured with instructions to offer for sale this semi detached character family house situated within the sought after Chalkwell Hall Estate within the prestigious Chalkwell Avenue location. The property benefits from two separate reception rooms along with fitted kitchen/ breakfast room, ground floor cloakroom, four bedrooms and family bathroom. Situated on a established West backing plot backing onto tennis courts. The property provides car port and ample parking.

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These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell

## Features

- CHALKWELL HALL ESTATE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- OFF STREET PARKING
- NO ONWARD CHAIN

## ENTRANCE PORCH

With hardwood door leading onto

## SPACIOUS ENTRANCE HALL - 3.66m x 2.97m (12 x 9'9)

Stairs to first floor, leaded light window to front, plate rail coved ceiling, dado rail, radiator, doors off onto

## GROUND FLOOR CLOAKROOM/WC

Fully tiled, close coupled wc, pedestal wash hand basin,

## LOUNGE - 5.11m x 3.91m (16'9 x 12'10)

Leaded light bay window to front with leaded light colour stained fanlights, coved ceiling, picture rail, fireplace surround, radiator,

## DINING ROOM - 3.89m x 3.71m (12'9 x 12'2)

Picture rail, coved ceiling, radiator, leadlight double glazed French doors with side panels leading onto

## CONSERVATORY - 3.56m x 3.40m (11'8 x 11'2)

Double glazed windows to rear and side, double glazed French doors leading onto rear garden,

## KITCHEN/BREAKFAST ROOM - 4.72m x 3.15m (15'6 x 10'4)

Fitted with an extensive range of comprehensive white fronted cupboard and drawer base units, roll top worksurfaces, fully tiled ceramics, peninsula breakfast bar, integrated double oven and grill, integrated four ring gas hob with extractor fan, plumbing and recess for dishwasher and washing machine, recess for upright fridge/freezer, concealed gas boiler serving central heating and domestic hot water, Frankie one and half bowl single drainer sink unit with mixer tap, fully tiled, coved ceiling, double glazed lead light window to rear, double glazed leaded light door leading onto rear garden, further double glazed leaded light UPVC window to side,

## FIRST FLOOR LANDING

Coved ceiling, picture rail, dado rail, access to loft, doors off onto

## BEDROOM ONE - 6.50m x 4.04m (21'4 x 13'3)

Split level, double glazed leaded light windows to front, half double glazed leaded light door leading onto front balcony, leaded light double glazed bay window to front, radiators, picture rail, door leading through to

### CLOAKROOM/WC

Double glazed leaded light window to rear, close coupled wc, pedestal wash hand basin, radiator, extractor fan,

### BEDROOM TWO - 3.91m x 3.71m (12'10 x 12'2)

Double glazed leaded light window to rear, picture rail, radiator,

### BEDROOM THREE - 3.18m x 2.21m (10'5 x 7'3)

Double glazed leaded light window to rear, radiator, picture rail, door to airing cupboard, wall mounted central heating programmer,

### BEDROOM FOUR - 2.29m x 2.03m (7'6 x 6'8)

Double glazed leaded light window to front, coved ceiling, radiator,

### BATHROOM/WC - 2.44m x 2.06m (8'0 x 6'9)

Suite comprising panelled bath, pedestal wash hand basin, low level wc, walk in fully tiled shower cubicle, fully tiled in ceramics, radiator, extractor fan, opaque glazed window to side,

### EXTERNALLY

Rear garden being West backing, laid to lawn, established flower and shrub borders, block paved patio, timber storage sheds, external cold water tap, security lighting, double wrought iron gates leading to car port which is block paved, the remainder of the front garden being block paved with ample off street parking, raised flower and shrub area.

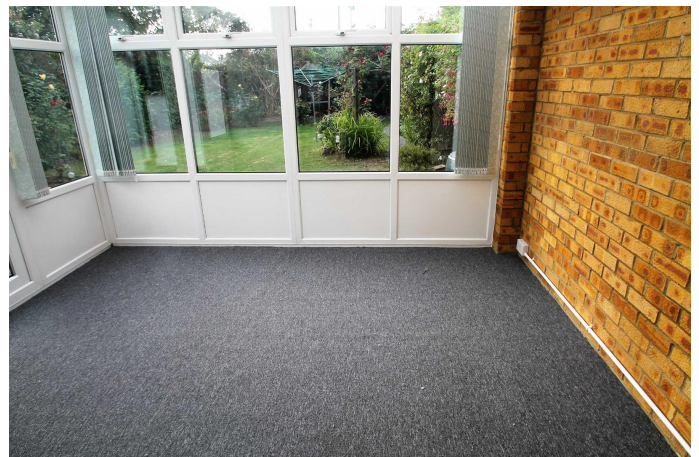


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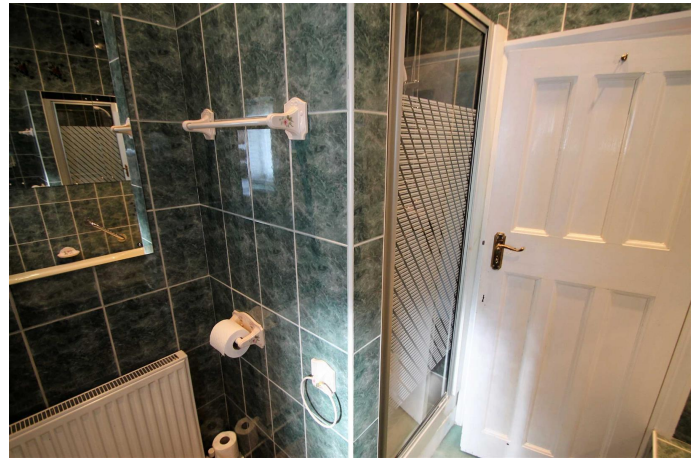


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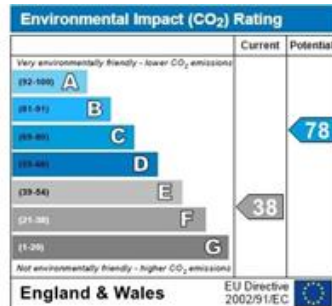
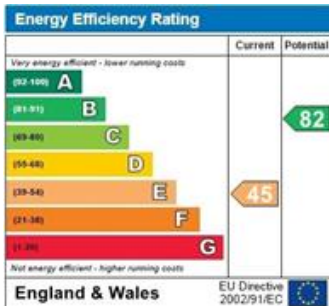


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