



FIRST AVENUE, CHALKWELL HALL ESTATE
OIEO:-£1,275,000 FREEHOLD

A BEAUTIFUL DOUBLE FRONTED DETACHED HOUSE ON THE SOUGHT AFTER CHALKWELL HALL ESTATE

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Porch: - Double doors leading in to double glazed porch. Tiled flooring and double doors leading in to:

Hallway: - Tiled flooring, coving, radiator, spotlights, underfloor heating and doors to all rooms.

Lounge: - 20'2 x 11'10. Double glazed windows to front aspect, tiled flooring, underfloor heating, spot lights and double doors leading to open plan family room.

Dining Room: -17'7 x 13'8. Double glazed bay window to front aspect. Tiled flooring, underfloor heating and coving.

Open Plan Family Room / Kitchen: - 36'5 x 11'2. Two sets of double-glazed French doors opening out to the rear garden. Underfloor heating, vertical, radiator & wall radiator, coving, spotlights and wall mounted air conditioning unit. Double-glazed window to the rear. A beautiful and stylish fitted Paul Newman kitchen comprising of a range of low level and wall mounted kitchen cabinetry with under cabinet lighting, Silestone work surfaces, central island, inset sink with hot tap and water softener. Integrated appliances include double ovens with microwave and steam function, induction hob with extractor, tall fridge, dishwasher, bin storage and wine cooler. Tiled flooring and underfloor heating.

Utility Room: -10'6 x 7'2. Tiled flooring with underfloor heating, range of square edge worksurfaces with appliance space and plumbing for washing machine beneath, space for separate

tumble dryer and further space for fridge and freezer, stainless steel single drainer sink unit with mixer tap, coved and smooth plastered ceiling, access to small loft space.

Front Office: -8'8 x 7'2. External door leading to the driveway, Skylight, fitted units and radiators. Fitted carpet,

Rear Office: -7'8 x 7'2. Double glazed window and door to rear garden, underfloor heating, fitted units, spotlighting and radiator. Tiled flooring,

W/C:- Tiled floor with underfloor heating and coving. Two-piece suite comprising wash hand basin with mixer tap and WC.

Landing: - Feature wooden staircase to first floor landing, fitted carpet, coving, spotlights, radiator and loft hatch. Doors to all rooms;

Bedroom 1: -16'10 x 12'11. Double glazed doors leading to south facing balcony with views over rear garden, coving, spotlights, double glazed window to rear aspect, Doors to en-suite and walk in wardrobe with fitted carpet and extensive storage. Fitted carpet.

En-suite: -11'1 x 8'4. Frosted double glazed window to front aspect. A lovely suite comprising of a dual vanity wash hand basin, freestanding slipper bath, walk in shower with glazed door. underfloor heating, spotlights and heated towel rail. tiled flooring.

Bedroom Two: -17'7 x 13'9. Double glazed bay window to front aspect, coving, fitted carpets, spotlights and radiator.

Bedroom Three: -13'3 x 11'10. Double glazed bay window to front aspect, fitted carpet, coving and radiator.

Bedroom Four: -11'2 x 10'11.

Double glazed window to rear aspect. Fitted carpet, coving, spotlights, radiator.

Shower Room 7'7 x 5'9. Obscure double-glazed window. Three-piece suite comprising shower with glazed screen, WC and vanity wash hand basin. Tiled walls, inset spotlighting, tiled floor with underfloor heating and chrome heated towel rail.

Bedroom Five: - 11'2 x 11'3 Double glazed window to rear aspect, coving, spotlights and fitted carpet.

Bedroom Six: -8'4 x 7'11. Double glazed window to front aspect, coving, fitted carpet and radiator.

Rear Garden

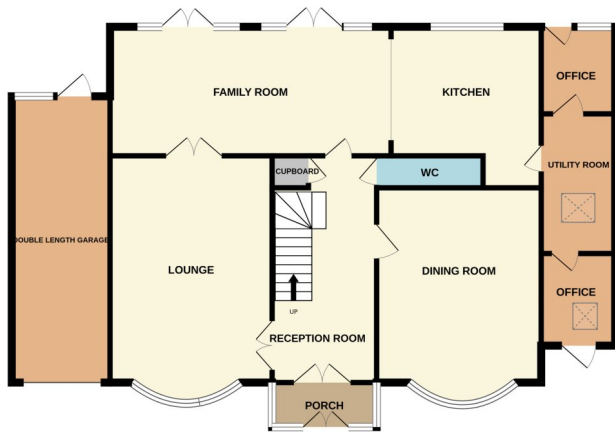
A beautiful South facing rear garden with raised patio area and steps down leading to lawn, mature shrubbery borders, timber fencing, summer house and garden shed. Gated area for the heated swimming pool with paved surround and boiler located in the shed. Access to garage.

Double Length Garage & Parking

In and out paved driveway with parking for 5 vehicles, Double length garage with power.



GROUND FLOOR



1ST FLOOR



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.
 Made with Metronix 1/2/2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.