



THE DRIVE, CHALKWELL HALL ESTATE
£999,995 FREEHOLD

FANTASTIC FOUR BEDROOM DETACHED HOUSE ON THE CHALKWELL HALL ESTATE

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DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this fantastic four-bedroom detached home located on the sought after Chalkwell Hall Estate. This impressive home has two reception rooms, study, cloakroom, a lovely fitted kitchen and utility room. To the first floor are four bedrooms, family bathroom and a roof terrace. Externally, there is a large rear garden with pool area to the front is a drive with off street parking. There is also a garden room, cellar, storage room, and off-street parking.

Situated within the sought-after 'Chalkwell Hall Estate' in Westcliff-on-Sea, this impressive residence is within close proximity to local amenities which includes nearby parks, schools, station and seafront. Also, within easy reach is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

We would strongly advise and internal viewing.

Accommodation: -

Double front door with side and overhead double-glazed lead lite windows. Front door is part glazed.

Entrance Hall: - Enclosed porch with two glazed doors with side and overhead windows leading to coving to ceiling, stairs to first floor, Radiator and tiled floor, Doors to accommodation.

Cloakroom. Wash hand basin, WC, and tiled floor.

Lounge: -15'21 x 12'37. A lovely bright room with a double-glazed lead lite bay window to front, picture rail, log burner with hearth, radiator, coving to ceiling and parquet flooring.

Dining Room: - 25'46 x 13'62. Large spacious room with three double glazed lead lite windows to side and further large double-glazed lead lite window to rear, period cast iron fireplace, coving to ceiling, radiator and parquet flooring.

Study: - 8'53 x 6'89. Double glazed lead lite window to rear. Smooth ceiling, radiator and parquet flooring.

Kitchen: - 15'20 x 13'89 >11'01. Double glazed lead lite windows and door to rear and further double-glazed lead lite window to side. A lovely fitted kitchen comprising of a range of matching eye and base units throughout, double butler sinks with mixer tap, large cooker with six rings & two ovens. Separate island and black granite work tops, radiator and tiled flooring. Smooth ceiling with spotlights.

Utility Room: - 7'22 x 6'73 - Door to side. Smooth ceiling with spotlights, matching eye and base units, tiled splash backs, sink with mixer tap and space for washing machine and tumble dryer. Boiler and tiled floor.

First Floor Landing: - Doors to all rooms.

Bedroom One: - 13'11 x 11'49 max - A lovely room with double glazed lead lite door to rear with windows to either side leading to the roof terrace. Coving to ceiling, radiator and polished floor boards.

Roof Terrace: - Large decked area overlooking the garden and swimming pool and sea.

Bedroom Two: - 15'34 x 12'38. Double glazed lead lite bay window to front, radiator and smooth polished floor boards. Coving to ceiling.

Bedroom Three: - 11'71 x 7'93. Double glazed lead lite window to front and further double-glazed window to rear, Smooth ceiling, two built in storage cupboards, radiator and smooth polished floor boards.

Bedroom Four: - 7'24 x 7'9. Double glazed lead lite Oriel bay window to front and further double-glazed lead lite window to side, radiator and smooth polished floor boards. Smooth ceiling.

Bathroom: - 8'74 x 6'49. Double glazed lead lite windows to rear. A modern white suite comprises of freestanding bath, wash hand basin with mono tap, WC and separate shower. Part tiled walls, chrome towel rail and tiled flooring. Smooth ceiling with spotlights.

Exterior: -

Front Garden: - Block concrete drive and garden area with freestanding plants.

Garage: - Double opening pine doors leading to Garage.

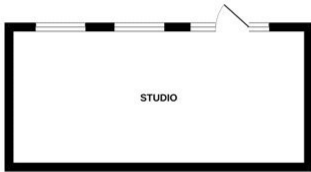
Rear Garden: - A lovely South East facing garden commencing of decked area and two built in storage cupboards. Stairs leading to a further storage room and to side a further door with cellar. There is a good-sized artificial grass area with raised borders and further decking leading to swimming pool and built in heating and pool cleaning room.

Studio: - 19'11 x 10'02. Double glazed door and windows to rear.

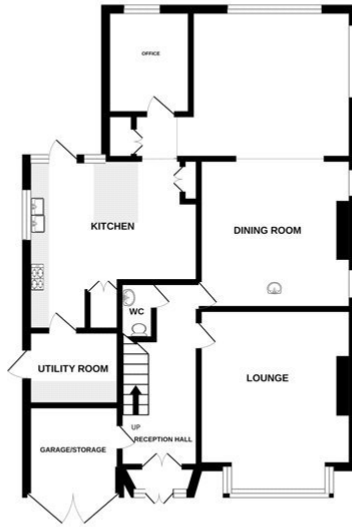
Cellar: - 13'05 x 12'05. Door leading to dry room with lighting and storage space.



LOWER GROUND FLOOR



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.
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