

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Park Avenue, Eastwood, Leigh-on-Sea, SS9 5XB



£775,000

WILLIAMS and DONOVAN are delighted to bring to the market this unique six bedroom detached chalet bungalow with approx. 60' swimming pool complex, situated in the Eastwood area of Leigh-on-Sea. On a double width plot, the property also backs onto Eastwood Park, is conveniently located for Eastwood Primary and the Eastwood Academy, and benefits from having spacious lounge; dining room; two bathrooms with further wet room in pool complex and off street parking for four/five vehicles.

EPC rating - D. Our ref: 15544

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Accommodation comprises:

Entrance via solid wood door to:

RECEPTION HALL

Obscure windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with glass balustrade. Under stairs storage cupboard. Radiator. Laminate flooring. Doors to:

LOUNGE 25' 3" x 11' 5" (7.7m x 3.48m)

Skimmed ceiling. Double glazed patio doors leading to REAR GARDEN. Two tall radiators. Opening to:



DINING ROOM 12' 3" x 9' 8" (3.73m x 2.95m)

Double glazed window to rear aspect. Radiator. Laminate flooring. Double doors opening to:



KITCHEN 18' x 11' (5.49m x 3.35m)

Inset spotlights. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset sink drainer. Space for range cooker (to remain) with extractor fan above. Space for fridge/freezer. Space for dishwasher. Tiled splashbacks. Tiled floor. Door to:



UTILITY ROOM 8' 1" x 5' 4" (2.46m x 1.63m)

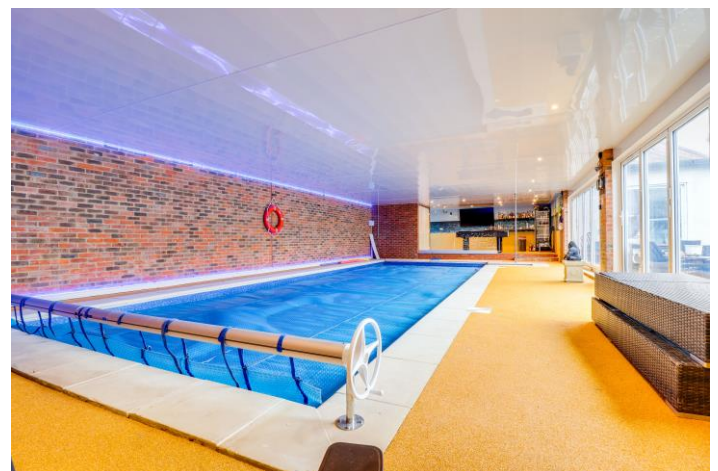
Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Space for chest freezer. Space for under counter fridge. Tiled floor. Door to:

OFFICE 11' 5" x 9' 2" (3.48m x 2.79m)

Skimmed ceiling. Spotlight insets. Double glazed door to front aspect. Double glazed window to front aspect. Radiator.

POOL ROOM 58' x 24' 1" (17.68m x 7.34m)

Inset spotlights. Double glazed bi-folding doors to REAR GARDEN. Further double glazed door to side leading to alleyway with outside tap. Swimming pool measuring 40' in length. Underfloor heating. Wall mounted dehumidifier. Bar area. Pump room. Wet room with close coupled w/c and mixer shower.



BEDROOM ONE 12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed bay window to front aspect. Radiator. Laminate flooring. Door to ENSUITE. Opening to:



BEDROOM FIVE 15' 10" x 14' reducing to 10' (4.83m x 4.27m > 3.05m)

Skimmed ceiling. Spotlight insets. Double glazed Velux window to rear aspect. Eaves storage cupboard and further built in storage. Radiator.

BEDROOM SIX 14' x 11' 2" (4.27m x 3.4m)

Skimmed ceiling. Spotlight insets. Double glazed Velux window to rear aspect. Eaves storage cupboard and further built in storage. Radiator.

DRESSING ROOM 11' 7" x 4' (3.53m x 1.22m)

ENSUITE 5' 10" x 5' 6" (1.78m x 1.68m)

Inset spotlights. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.

BEDROOM TWO 12' x 12' (3.66m x 3.66m)

Double glazed bay window to front aspect. Radiator. Hand wash basin with storage beneath.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for four/five vehicles. Stone shingle border. Two sets of wrought iron double gates. Exterior lighting. Electric car charging point.

The **REAR GARDEN** backs onto Eastwood Park and measures approx. 42'. Commencing with extensive decking areas with stone shingle borders. Water feature. Outbuilding and shed to remain. Outside tap.



BEDROOM THREE 12' 1" x 11' 3" (3.68m x 3.43m)

Fitted wardrobes. Radiator.

BEDROOM FOUR/UTILITY 9' x 8' 1" (2.74m x 2.46m)

Radiator. Space for washing machine and tumble driers. Laminate flooring.

WET ROOM 8' 5" x 5' 10" (2.57m x 1.78m)

Skimmed ceiling. Spotlight insets. Obscure double glazed window to side aspect. Close coupled w/c. Hand wash basin with storage beneath. Shower enclosure with mixer shower. Chrome heated towel rail. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Eaves storage cupboard. Doors to:



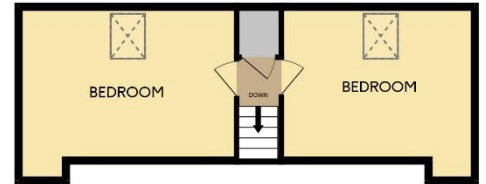
Agent's Note:

The pool is run using an air source heat pump which makes it approx. two thirds cheaper to run than a normal pool.

GROUND FLOOR
2886 sq.ft. (268.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 3265 sq.ft. (303.3 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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