



St. Georges Park Avenue, Westcliff-On-Sea  
£425,000

home.

# 20 St. Georges Park Avenue Westcliff-On-Sea SS0 9UF



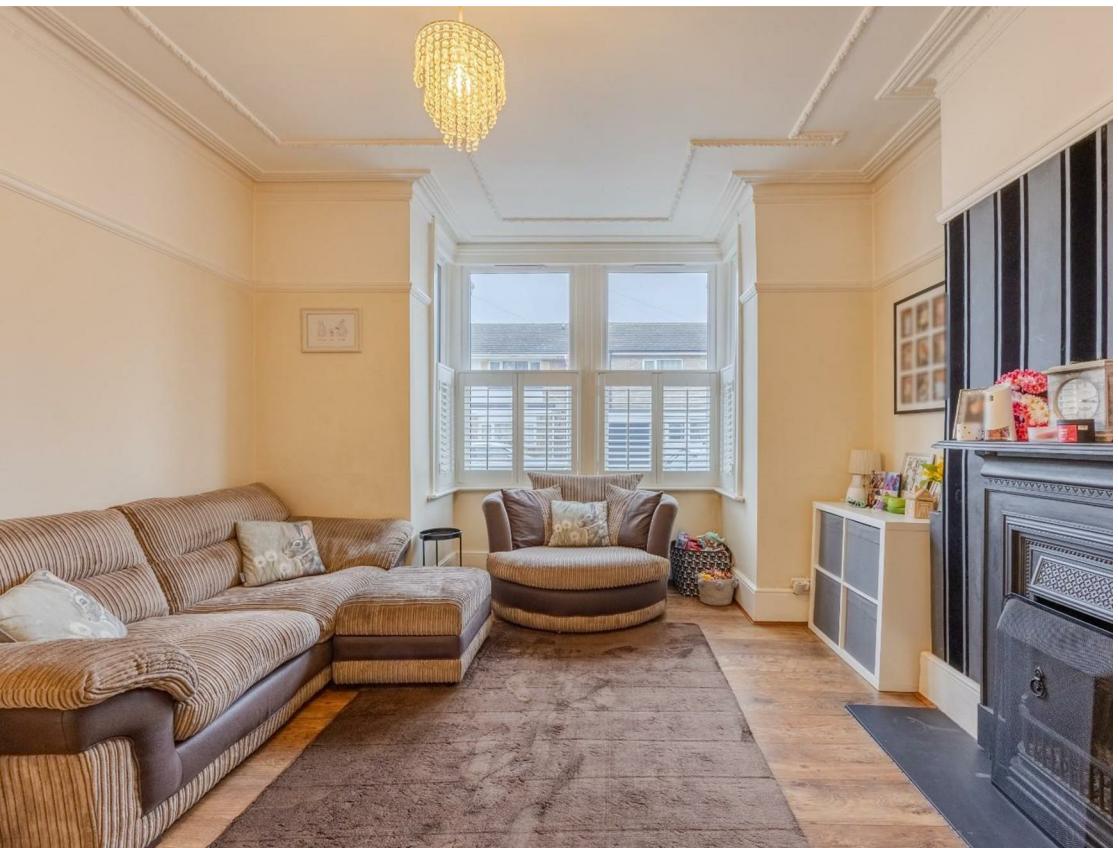
- Spacious Semi-Detached House
- Three Bedrooms
- Large Four Piece Bathroom
- Two Reception Rooms
- Spacious Lounge with Bay Window
- Large Dining Room with Serving Hatch to Kitchen
- Modern and Bright Kitchen
- West Facing Rear Garden
- Close to Southend Hospital and Within Easy Reach of the Grammar Schools
- Excellent Location Close to Chalkwell Park, Short Walk to Chalkwell Train Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this charming three-bedroom semi-detached house located on St. Georges Park Avenue in Westcliff-On-Sea. This property offers a wonderful blend of space and comfort, making it an ideal family home.

Upon entering, you will find two inviting reception rooms. The large and bright lounge features a delightful feature fireplace, creating a warm and welcoming atmosphere. Adjacent to the lounge is a dining room, which boasts doors that open out to the garden, perfect for entertaining or enjoying al fresco dining. The kitchen is modern and well-equipped with fitted appliances, providing a bright and spacious area for culinary pursuits.



The first floor comprises three well-proportioned bedrooms, including two generous double rooms. The main bedroom is particularly impressive, featuring a charming cast iron fireplace and a bay window that floods the room with natural light. Completing the upstairs is a modern four-piece bathroom suite, which is both stylish and functional.

Externally, the property benefits from a west-facing garden, ideal for soaking up the afternoon sun. The location is superb, situated close to the picturesque Chalkwell Park and within a short walking distance to both Chalkwell and Westcliff train stations. Additionally, it is conveniently located near Southend Hospital and reputable grammar schools, making it an excellent choice for families.

This semi-detached house offers a fantastic opportunity to enjoy comfortable living in a sought-after area. We invite you to view this delightful property and discover all it has to offer.



#### Accommodation Comprises

The property commences with a storm porch leading into an entrance hallway via a wooden entrance door with single glazed stained glass panels.

#### Entrance Hallway

Wood effect laminate flooring, skirting, dado rail, coved cornice, ceiling rose with light, carpeted stairs leading to the first floor with understairs storage cupboard, radiator. Doors to:

#### Lounge

14'0 into bay x 12'0

Wood effect laminate flooring, skirting, picture rail, coved cornice, decorative ceiling, ceiling rose with light, feature fireplace with a cast iron surround and stone hearth, double glazed bay windows to front aspect with shutters, radiator.

#### Dining Room

11'0 x 11'0

Wood effect laminate flooring, skirting, picture rail, coved cornice, ceiling rose with light, serving hatch to the kitchen, feature cast iron fireplace, double glazed French doors leading to the garden, radiator.

#### Kitchen

12'0 x 9'0

Wood effect laminate flooring, ceiling light, double glazed window to rear aspect and double glazed door leading to the garden. The kitchen is fitted to include a range of base units with wood effect worksurface and matching eye level wall mounted units, one and a half sink with drainer and mixer tap, tiled splashbacks, built-in oven with four ring Bosch induction hob and extractor over, built-in utility cupboard with space for washing machine.

#### First Floor Landing

Carpeted, skirting, dado rail, coved cornice, ceiling light. Doors to:

### Bedroom Three

11'0 x 6'0 Max

Carpeted, skirting, picture rail, ceiling light, access to loft, wooden door with single glazed panel leading to the balcony. Door to:

### Bedroom One

14'0 into Bay x 10'0

Wood effect lino flooring, skirting, picture rail, coved cornice, ceiling light, cast iron feature fireplace, double glazed boxed bay window to front aspect, radiator.

### Bedroom Two

11'0 x 10'0

Wood effect lino flooring, skirting, picture rail, coved cornice, ceiling light, double glazed window to rear aspect, radiator.

### Bathroom

12'0 x 9'0

Wood effect laminate flooring, skirting, wall panelling, coved cornice, spotlighting, extractor fan, double glazed obscure window to rear and side aspect, freestanding claw foot rolled top bath with shower attachment, WC, wash hand basin with vanity

storage beneath and mirrored vanity unit over, walk-in corner tiled shower cubicle, tiled splashbacks, heated towel rail, radiator.

### Externally

#### Rear Garden

The rear garden commences with a patio area and the remainder being laid to lawn, mature flower bed borders, further raised decking area with shed, external water tap and storage cupboard.

#### Agents Note

Tenant in situ and will be sold with vacant possession









GROUND FLOOR



1ST FLOOR

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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Semi-Detached

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: C

£425,000

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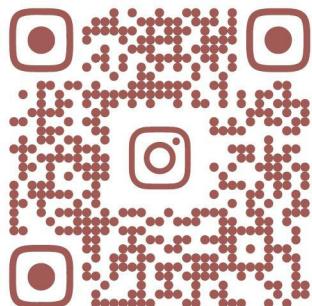
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