



82 Prince Avenue



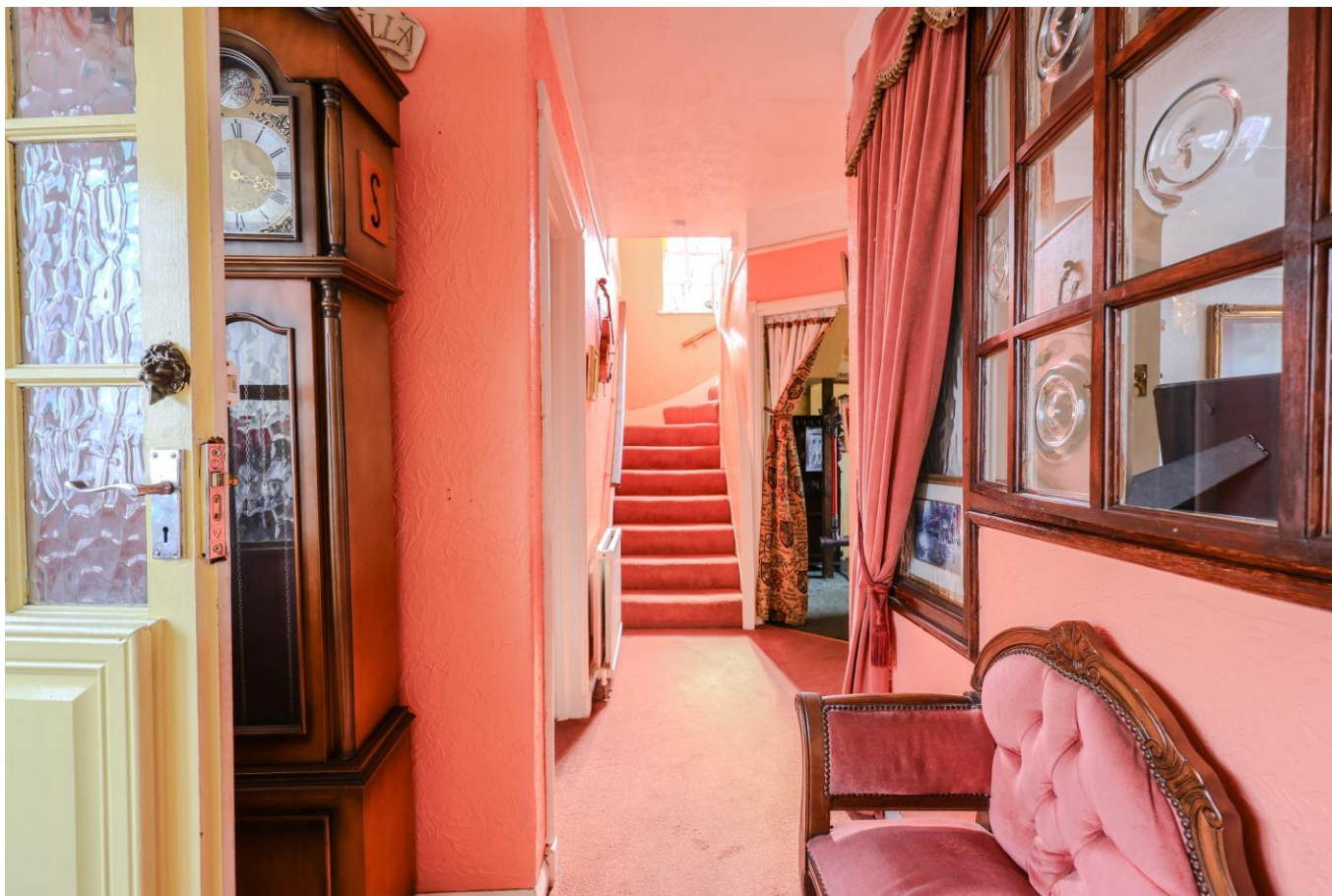
# 82 Prince Avenue Southend-on-Sea Essex SS2 6NN

Home Of Leigh are delighted to offer for sale this surprisingly spacious three bedroom semi detached house which has been cleverly extended to the ground floor and offers a fabulous south backing rear garden and ample off street parking to the front.

The accommodation comprises; entrance porch, a spacious entrance hall, ground floor cloakroom, lounge, separate dining room plus a great size kitchen/breakfast room overlooking the rear garden.

To the first floor there are three well appointed bedrooms and a family bathroom with separate cloakroom, whilst to the second floor there is a useful loft room.

Externally the property benefits from a great size south backing rear garden offering lots of potential for further development, whilst to the front there is a small garage and off street parking for several vehicles.



Located on Prince Avenue in Southend On Sea, this spacious family home is perfectly positioned for Southend Airport and mainline railway station, giving direct access to London Liverpool Street Station. Priory Park is also close by as is Southend Town Centre with its array of shopping facilities.

## Accommodation Comprises

The property is approached via double glazed door leading to:

### Entrance Porch 6'7 x 3'1

Double glazed obscure window to front aspect, and double glazed lazed double doors leading to:

### Entrance Hall 18'9 max x 7'9

A great size entrance hall with stairs leading to first floor accommodation, carpeted, picture rail, built in cloaks cupboard, radiator. Doors to:

### Lounge 17'7 x 12'1

A great size main reception room with double glazed patio doors to rear giving access to the garden, carpeted, coved cornice to ceiling, picture rail, feature fireplace with inset electric fire and slate tiled





to:

#### Ground Floor Cloakroom 5'7 x 3'7

Modern two piece suite comprising; wash hand basin with mixer tap and vanity cupboards beneath, low level WC, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting.

#### First Floor Landing 12'6 max x 9'1

Coloured lead light window to side aspect, carpeted, picture rail, radiator, stairs leading to the second floor loft room. Doors to:

#### Bedroom One 13'1 into bay x 12'6

Double glazed bay window to front aspect, vinyl flooring, feature fire surround, coved cornice to ceiling with inset ceiling rose, radiator.

#### Bedroom Two 13'4 x 12'1

Double glazed window to rear aspect, carpeted, range of fitted wardrobes, understairs storage cupboard, radiator.

#### Bedroom Three 10'4 max x 9'1

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

#### Family Bathroom 7'3 x 7'1

Double glazed obscure window to rear aspect, additional window to side, two piece suite comprising; fully tiled walk in shower cubicle, wash hand basin with vanity cupboards and drawers beneath, fully tiled to surrounding walls, coved cornice to ceiling, built in cupboard housing boiler (n/t), radiator.



hearth with wooden surround, two wall light points, radiator.

#### Separate Dining Room 12'3 x 12'1 into bay

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling with central ceiling rose, feature fireplace with marble effect hearth and inset electric fire, radiator.

#### Kitchen Breakfast Room 20'9 x 15'8

A great size kitchen breakfast room with double glazed window to rear aspect and barn style door leading to the rear garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space for Range cooker with fitted extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, recess for fridge freezer, carpeted, vertical radiator. Door



#### Separate WC 4'7 x 2'1

Obscure window to side aspect, low level WC, dado rail.

#### Loft Room 14'1 x 12'1

Two Velux windows to rear aspect, carpeted, smooth plastered ceiling, built in eaves storage cupboards.

#### Externally

#### Rear Garden

The property benefits from a great size south backing rear garden which commences with an attractive paved patio area to the immediate rear. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing and a range of mature flowers and shrub borders.

#### Frontage

The front of the property is paved providing off street parking for several vehicles giving access to a small attached garage.























Price £440,000 Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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