



Earls Hall Avenue, Southend-On-Sea
£2,750 PCM

home.

71 Earls Hall Avenue
Southend-On-Sea
SS2 6NU



- Delightful Three Bedroom Semi-Detached House
- Perfect Blend Of Character & Modern Living
- Lounge & Two Bathrooms
- Stunning Open Plan Kitchen/Diner
- Approx 60ft Rear Garden
- Off Street Parking

Interested?

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

01702 480 033





Nestled in the charming area of Earls Hall Avenue, Southend-On-Sea, this delightful 3 bedroom semi-detached house, built in 1930, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a welcoming home for both family gatherings and social occasions.

The house boasts two bathrooms, ensuring convenience for busy mornings and providing privacy for all residents. Off-street parking is an added benefit, allowing for easy access and peace of mind in this bustling area.

The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it a fantastic choice for families and professionals alike. This property presents a wonderful opportunity to create a warm and inviting home in a sought-after neighbourhood. Don't miss the chance to view this charming semi-detached house that combines classic features with modern comforts.

Accommodation Comprises

The property is approached via a front garden with pathway leading to a storm porch with a wooden entrance door into:

Entrance Hallway

Wood effect LVT flooring, skirting, ceiling light and wall lighting, carpeted stairs leading to the first floor landing with understairs storage cupboard, radiator. Doors to:

Ground Floor Shower Room

8'10 x 4'1

Tiled flooring, WC, wash hand basin with storage beneath, walk-in shower with Rainfall shower, hand held attachment and recessed niche, spotlighting, double glazed obscure window to the front aspect, radiator.

Lounge

20'9 x 14'5

Carpeted, skirting, UPVC double glazed windows, two ceiling lights, radiator. Double sliding doors opening into:

Kitchen/Diner

25'11 x 16'11

Kitchen

Wood effect LVT flooring, range of base units with marble effect Quartz worksurfaces and matching eye level wall mounted units, kitchen island with inset double Butler sink with mixer tap and cupboards below, integrated full height fridge and full height freezer, integrated Bosch electric oven with Bosch five burner gas hob and extractor over, integrated dishwasher, spotlighting, pull out bin storage.

Dining Area

Continuation of wood effect LVT flooring, skirting, spotlighting, Skylight window, black aluminium window to rear and black aluminium bi-folding doors leading onto the rear garden, two radiators.

Utility Room

7'10 x 4'1

Wood effect LVT flooring, skirting, range of base units marble worksurface and inset sink with mixer tap, spotlighting, space for washing machine, new Valiant boiler, UPVC double glazed obscure window, extractor fan, radiator.

First Floor Landing

Stained glass window to the side aspect,





Bedroom One

15'0 x 12'7

Carpeted, skirting, coved cornice, ceiling light, UPVC double glazed boxed bay window, radiator.

Bedroom Two

12'5 x 12'11

Carpeted, skirting, UPVC double glazed window, ceiling light, radiator.

Bedroom Three

8'0 x 7'11

Carpeted, skirting, ceiling light, UPVC double glazed boxed bay window, radiator.

Family Bathroom

7'10 x 6'3

Black and white diamond tiled flooring, panelled bath with mixer tap and shower attachment, tiled walls, recessed niche shelf and screen, WC, wash hand basin with storage beneath, wall mounted mirror, heated towel rail/radiator.

Externally

Rear Garden

Approx 60ft rear garden commencing with wooden decking and steps down to a gravel area and the remainder of the garden being laid to lawn

Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.









Property Details

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

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

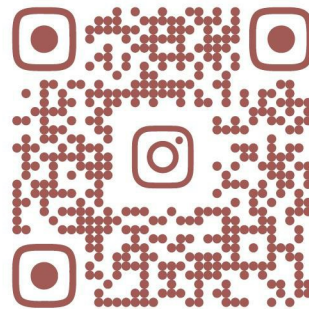
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