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ASPIRE
ESTATE AGENTS









Central Avenue, Southend-On-Sea Guide price £350,000

*** GUIDE PRICE £350,000 - £375,000 *** Aspire are delighted to present this beautifully presented three-bedroom family home, offering generous living accommodation, an impressive approximately 80ft south-facing rear garden, garage and off-street parking.

The ground floor is centred around the superb open-plan lounge/dining room, measuring approximately 27'4" x 11'6", creating a fantastic space for both everyday family life and entertaining. This leads through to the modern fitted kitchen, while to the rear is a bright conservatory overlooking and providing access to the south-facing garden.

Upstairs, the property offers two well-proportioned double bedrooms alongside a third bedroom, making it ideal for a growing family, home office or nursery. A family bathroom completes the first-floor accommodation.

Externally, the approximately 80ft south-facing rear garden is a real highlight, providing plenty of space to enjoy throughout the warmer months. The property also benefits from a substantial garage, off-street parking and an electric vehicle charging point.

Central Avenue is conveniently positioned for a range of local shops, eateries, parks and schools. Southend East C2C Station is approximately 0.7 miles away, providing direct services towards London Fenchurch Street, while Southend City Centre is approximately 1.1 miles away and the seafront approximately 1.2 miles away.

The property is within catchment for Hamstel Infant School & Nursery, Hamstel Junior School and Cecil Jones Academy, while Southend High School for Girls is also nearby.

Hallway

Lounge / Diner
27'4" x 11'6" (8.34 x 3.51)

Kitchen
7'3" x 7'6" (2.230 x 2.29)

Conservatory
17'5" x 7'5" (5.31 x 2.28)

Badroom One
14'1" x 10'9" (4.31 x 3.28)

Bedroom Two
12'4" x 10'4" (3.78 x 3.15)

Bedroom Three
8'5" x 5'9" (2.59 x 1.76)

Bathroom

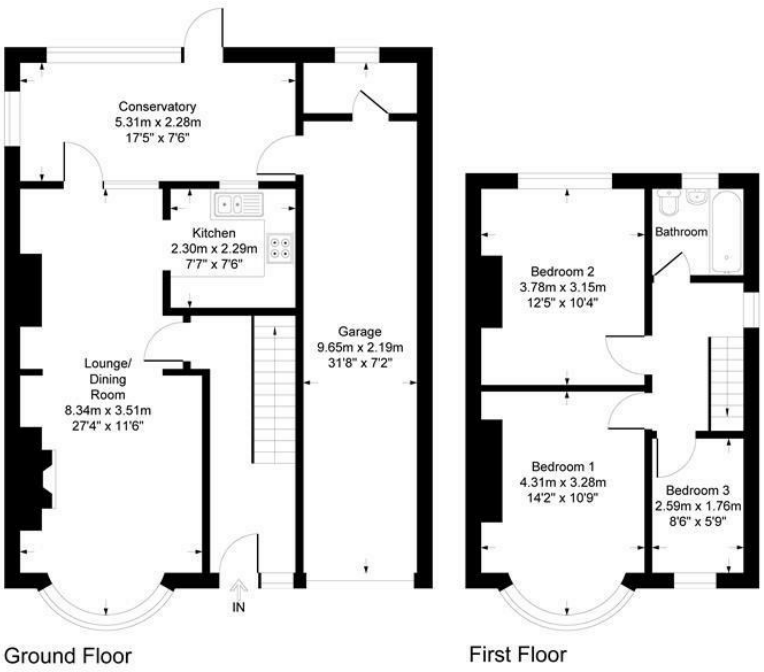
Garage
31'7" x 7'2" (9.65 x 2.19)

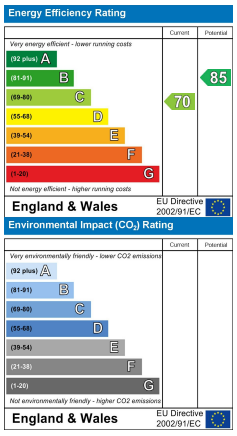
Frontage

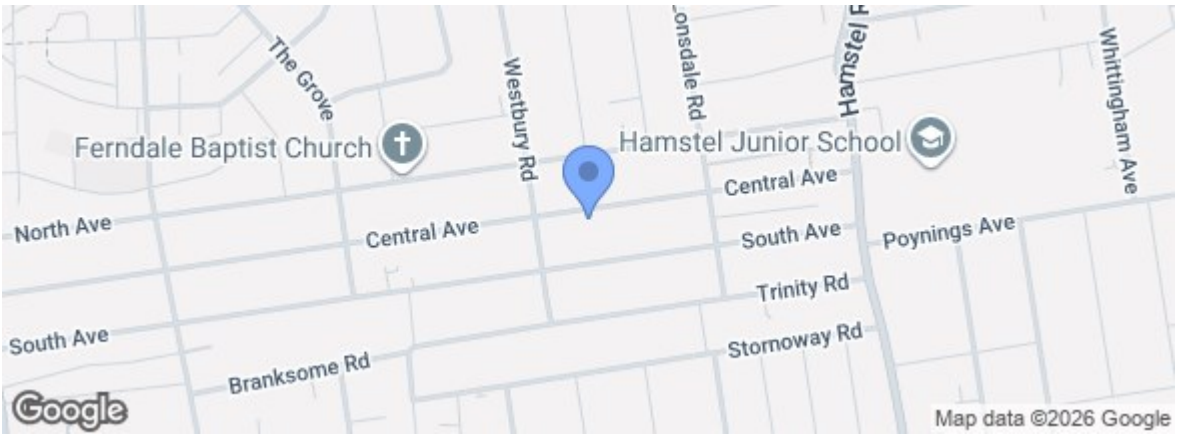
Garden

270 Central Avenue

Approximate Gross Internal Floor Area = 115.3 sq m / 1241 sq ft
(Including Garage)
Garage = 21.5 sq m / 231 sq ft







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