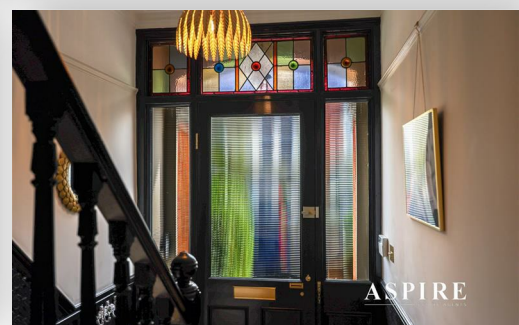


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## Hainault Avenue, Westcliff-On-Sea Guide price £425,000

A Characterful Edwardian Home with Rare Off-Street Parking – Hainault Avenue, Westcliff-on-Sea

This beautifully restored three-bedroom semi-detached Edwardian home, built circa 1910, is full of charm and period character, while offering a thoughtfully updated interior and rare amenities for the area. Located on one of Westcliff-on-Sea's most desirable roads, this property benefits from off-street parking and a garage—an exceptional advantage in this location.

The home showcases a wealth of original features, including stained and coloured glass, intricate decorative plasterwork, and original fireplaces—Edwardian in the bedrooms and 1930s in the downstairs reception rooms. The ground floor is laid with elegant parquet flooring, while the upstairs retains its original solid wood floorboards, reflecting the care and respect given to this home's heritage by the current owners. All windows are double glazed and installed recently, with the back windows having a period-appropriate sliding sash design.

The open-plan kitchen/diner is a standout space, fitted with a Belling range cooker, Russell Hobbs appliances, quartz worktops, and stylish cabinetry. A door from the kitchen leads directly into the garage, which is spacious enough to be partially converted into a utility room—a plan the current vendors were intending to carry out. The garage also benefits from new doors and the ability to park across the drive.

The first floor offers three well-proportioned bedrooms and a beautifully designed three-piece family bathroom, with shower over the bathtub, and striking wall and floor tiling that blends classic and contemporary style. The home is fitted with a modern boiler (approximately three years old), as well as a CCTV and intruder alarm system for peace of mind.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**Living Room**

15'6" x 12'3" (4.73 x 3.74)

**Kitchen/Diner**

19'09"5" x 14'9" >8'7" (5.82 x 4.5 >2.62)

**Garage**

26'2" x 6'10" (8 x 2.09)

**Bedroom**

15'3" x 11'8" (4.67 x 3.58)

**Bedroom**

12'5" x 11'8" (3.79 x 3.58)

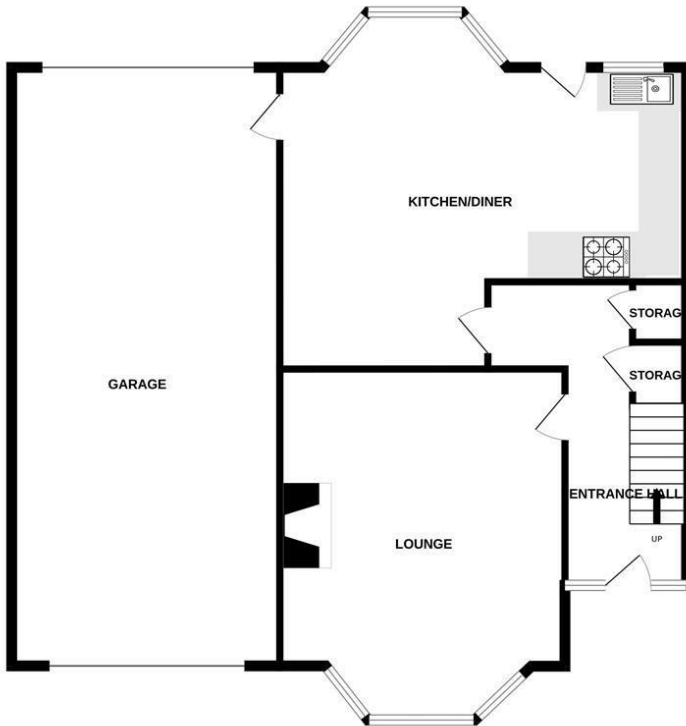
**Bedroom**

7'9" x 5'10" (2.38 x 1.8)

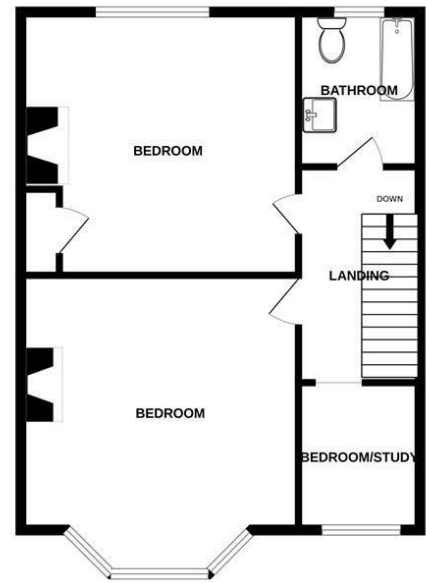
**Bathroom****Garden**

approx 55' (approx 16.76m)

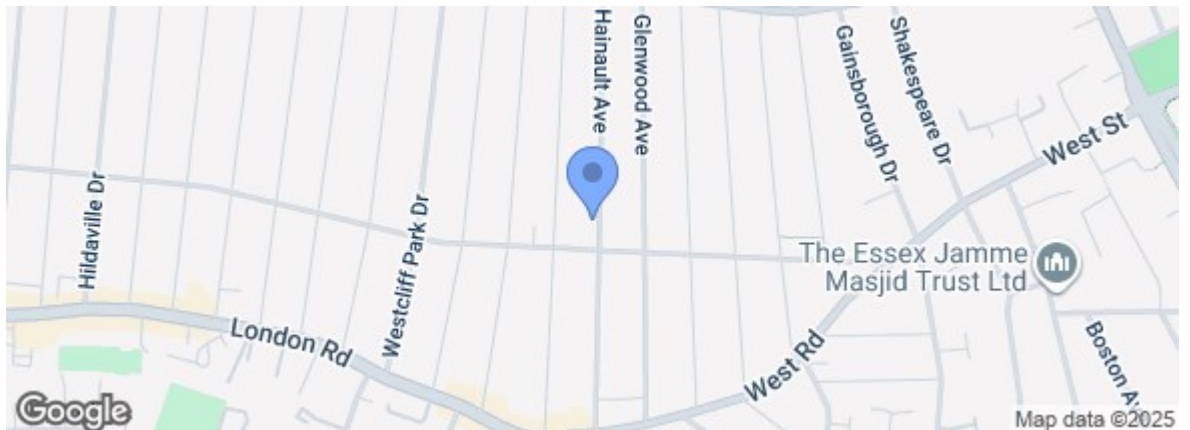
GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.