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## Fernbrook Avenue, Southend-On-Sea Guide price £260,000

\*\*\* GUIDE PRICE £260,000 - £270,000 \*\*\*

A charming and well presented two bedroom terraced home offering well balanced living space, generous bedrooms and excellent practicality, ideally positioned close to local amenities, transport links and well regarded schools.

The property opens into a welcoming dining room, creating an inviting space for everyday living and entertaining. This leads through to a comfortable lounge with useful understairs storage and stairs rising to the first floor. From here, you will find a three piece family bathroom, enhanced by a skylight that allows plenty of natural light to fill the room.

The kitchen sits to the rear of the property and opens into a generous utility room, providing excellent additional workspace and storage, perfect for busy households.

Upstairs, the first floor landing leads to two equally sized double bedrooms, making the layout ideal for couples, small families or those needing a home office. A large loft space with eaves storage offers further versatility and valuable additional storage.

Externally, the property enjoys a generous rear garden, providing plenty of outdoor space for relaxing or entertaining.

Further benefits include double glazing and gas central heating throughout.

Located on Fernbrook Avenue, the property falls within catchment for Greenways Primary School and Southchurch High School, while Southend East train station, bus routes, local parks and a variety of amenities are all within easy reach. This makes the property perfectly suited to commuters, first time buyers and families alike.

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**Dining Room**

11'1" x 8'11" (3.38m x 2.74m)

**Lounge**

12'0" x 11'1" (3.68m x 3.38m)

**Kitchen**

12'5" x 6'3" (3.81m x 1.91m)

**Utility Room****Bathroom**

7'1" x 4'0" (2.16m x 1.22m)

**Landing****Bedroom One**

11'1" x 9'1" (3.38m x 2.77m)

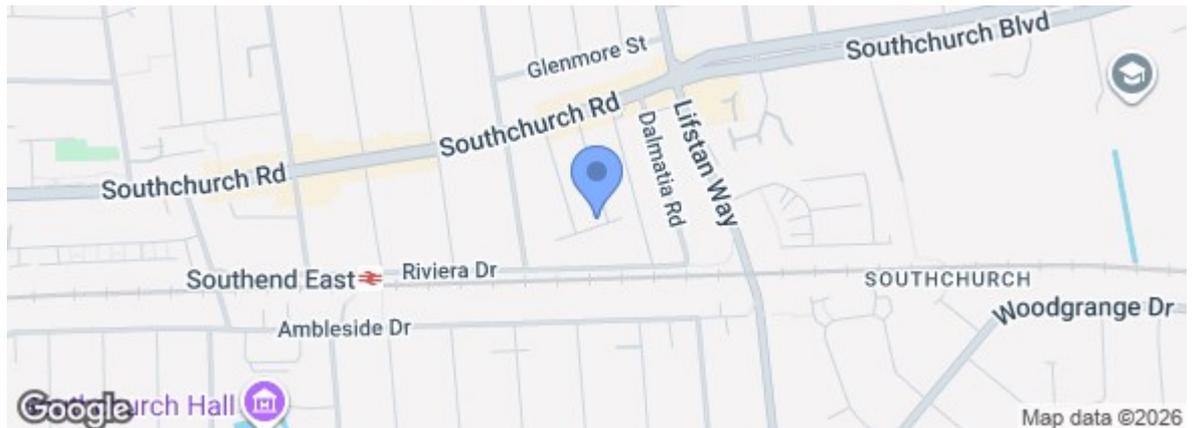
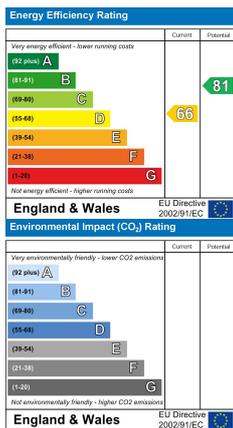
**Bedroom Two**

11'1" x 9'1" (3.38m x 2.77m)

**Loft Room/Playroom**

11'10" x 10'0" (3.61m x 3.07m)

**Garden**



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