

Ist Call

SALES AND LETTINGS



Central Avenue, Southend-On-Sea, SS2 4EB

Guide Price £325,000 - Freehold

**** GUIDE PRICE £325,000 - £350,000 **** Spacious 3-bed terrace, no chain! Open-plan kitchen/diner, 75' south-facing garden with large summerhouse. Double glazing, gas central heating. Near schools & stations. Must view!

Offered with no onward chain, this spacious three-bedroom terraced home enjoys an excellent location with reputable local schools, convenient shopping facilities, and rail stations all within easy reach - perfect for modern family living. The well-designed ground floor features a comfortable front lounge for relaxation, while the heart of the home showcases an impressive open-plan kitchen and dining area that creates the ideal space for family life and entertaining guests. Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, complemented by a modern family bathroom. Contemporary comfort is assured throughout with full double glazing and efficient gas central heating. The property's standout feature is the spectacular approximately 75-foot south-facing rear garden that captures beautiful sunlight throughout the day. This substantial outdoor space includes a large timber summerhouse - perfect as a home office, gym, or entertainment space - creating endless possibilities for outdoor living and family activities. This exceptional combination of generous indoor and outdoor space, modern amenities, and convenient location makes this an outstanding family home in a sought-after area. An internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle potential this wonderful property offers.

Accommodation Comprising

Composite front door providing access to...

Entrance Hall



Radiator, staircase to first floor with understairs storage cupboard, dado & picture rails, smooth plastered ceiling, doors off to...



Lounge 15'5 into bay x 11'10 (4.70m into bay x 3.61m)



Lead lite double glazed bay window to front, radiator, feature open fireplace with tiled inserts and timber surround, dado & picture rails, coved ceiling with ceiling rose...

Kitchen/ Diner 17'9 x 12'7 max overall (5.41m x 3.84m max overall)



Dining Area



Lead lite double glazed french doors to rear garden, radiator, tile effect laminate flooring, dado & picture rails, open plan to...

Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer composite sink unit, integrated electric hob with concealed extractor hood over, separate integrated eye level double oven, integrated fridge/ freezer, matching range of wall mounted units one housing gas central heating & hot water boiler, lead lite double glazed window to rear...

First Floor Landing

Loft access, dado & picture rails, smooth plastered ceiling, doors off to...

Bedroom 1 15'5 into bay x 11'2 (4.70m into bay x 3.40m)



Lead lite double glazed bay window to front, radiator, dado & picture rails...

Bedroom 2 12'7 x 11'2 (3.84m x 3.40m)



Lead lite double glazed window to rear, radiator, dado rail, coved ceiling...

Bedroom 3 7'9 x 6'3 (2.36m x 1.91m)



Lead lite double glazed oriel bay window to front, radiator, dado & picture rails...

Bathroom



Modern white suite comprising panelled 'P' bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., radiator, fully tiled walls and flooring, extractor fan, smooth plastered ceiling, obscure lead lite double glazed window to rear...

Externally

Front Garden

Mostly paved...

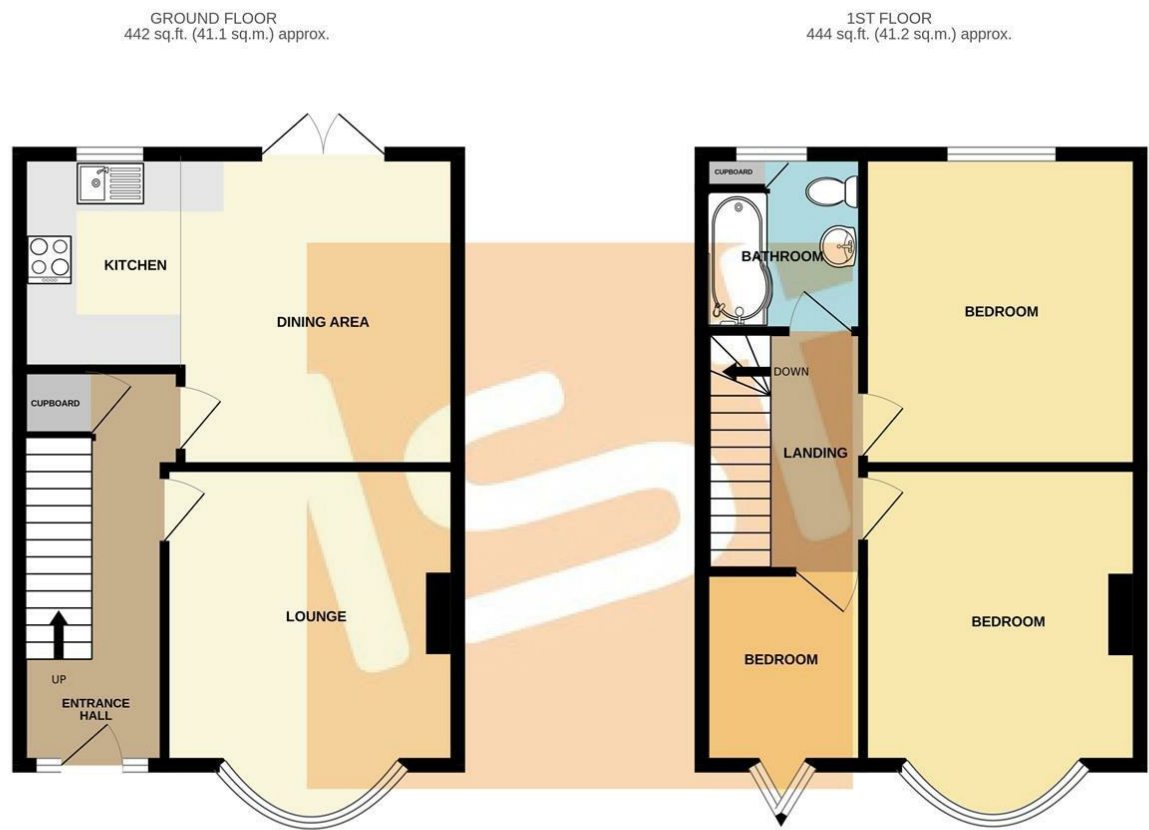
Rear Garden



Approx. 75' south facing rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, large timber summerhouse with power & light connected...



Floor Plan

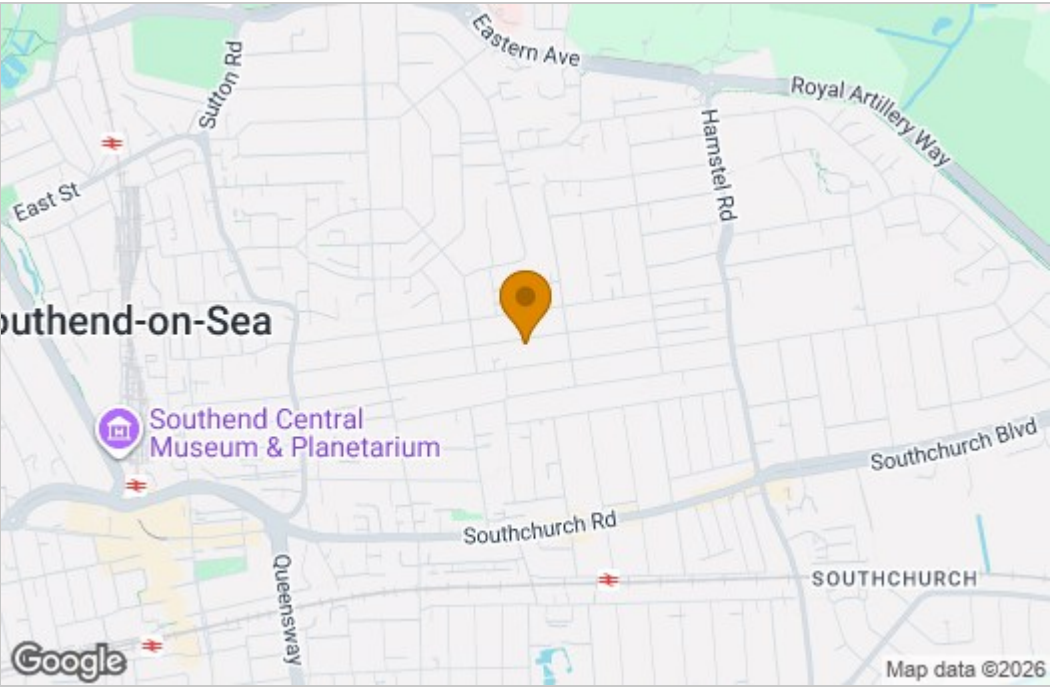


TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

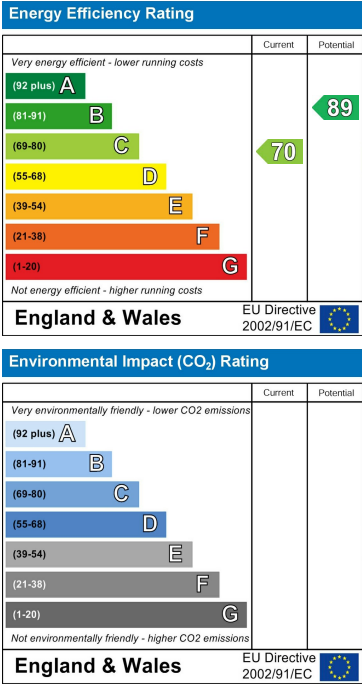
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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