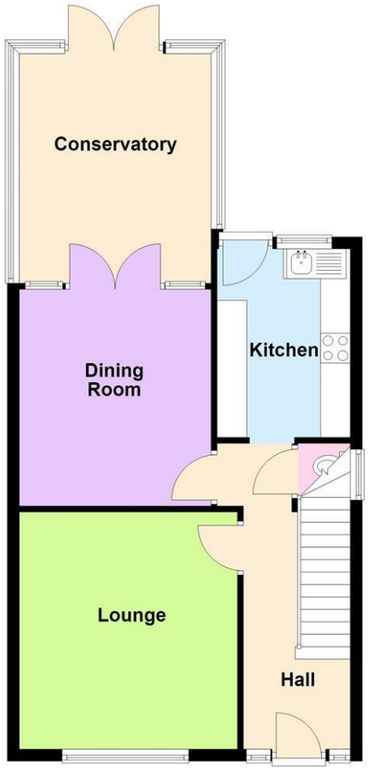
ST GEORGE
Online and High Street Estate Agency

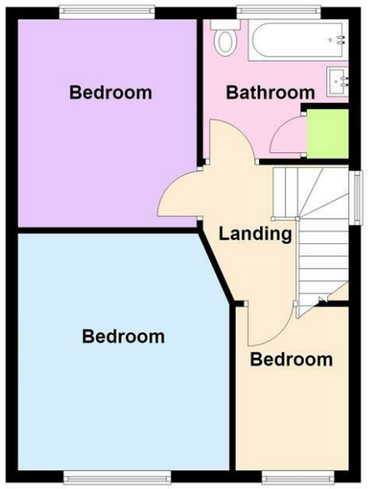
15 Carlton Avenue
Westcliff-On-Sea, SS0 0QN
Guide price £385,000

- Close to Southend Grammer Schools & Hospital
- Cloakroom
- Spacious Lounge & Dining Room
- UPVC Double Glazed Conservatory
- Modern Kitchen & Bathroom
- UPVC Double Glazing
- 50' Rear Garden
- Popular Location
- Garage & Parking
- No Onward Chain

Ground Floor



First Floor



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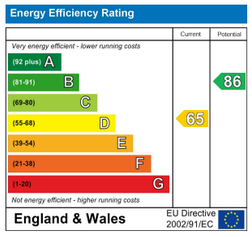

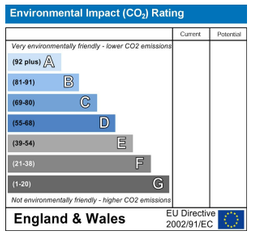

**** DETACHED 3 BEDROOM 3 RECEPTION ROOM HOME WITH PARKING & GARAGE ****
GUIDE PRICE £385,000 TO £390,000
Situated in a most popular location close to grammar Schools & Southend hospital, with bus routes to High Street Seafront & Southend airport, whilst the A127 is a short drive providing access to M25 & A12,
The property is offered with no onward chain and benefits to the ground floor a welcoming reception hall, cloakroom, spacious lounge & dining room, 12' conservatory with vaulted ceiling & a modern kitchen,
To the first floor are 3 bedrooms and a spacious bathroom,
Externally is a secluded 50' rear garden, garage & off road parking

ACCOMMODATION

RECEPTION HALL
UPVC double glazed windows & doors to: laminate flooring, radiator, coving, stairs to first floor, power points,

CLOAKROOM
UPVC double glazed window to side, white suite comprising low level wc, wall mounted wash hand basin, tiled floor & splash backs

KITCHEN 10'7 x 7'7 (3.23m x 2.31m)
UPVC double glazed window & door to rear, cream Shaker style units to both eye level & base level, complimentary worktops, stainless steel sink drainer with mixer taps, space for electric or gas cooker, extractor fan, splashback tiling, tiled floor, radiator, plumbing for washing machine, integrated fridge freezer, spot lighting

LOUNGE 12'5 x 12'8 (3.78m x 3.86m)
UPVC double glazed window to front, feature fireplace, laminate flooring, radiator power & Tv points,

DINING ROOM 11'11 x 10'6 (3.63m x 3.20m)
UPVC double glazed French doors and windows to rear & conservatory, fitted storage cupboard, laminate flooring, radiator, power points,

CONSERVATORY, 12' x 8'5 (3.66m x 2.57m)
UPVC double glazed windows to three elevations & french doors to the rear garden, vaulted ceiling, power points,

LANDING
UPVC double glazed window to side, access to loft space,

BEDROOM 1 13'9 x 11'1 (4.19m x 3.38m)
UPVC double glazed window to front, radiator, power points,

BEDROOM 2 11'2 x 9'8 (3.40m x 2.95m)
UPVC double glazed window to rear, radiator, power points,

BEDROOM 3 8'9 x 6'8 (2.67m x 2.03m)
UPVC double glazed window to front, stained wood flooring, radiator, power points,

BATHROOM
UPVC double glazed window to rear, modern white suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, fully tiled walls & flooring, spot lighting, extractor fan, heated towel rail boiler cupboard,

OUTSIDE

REAR GARDEN 50' (15.24m)
Patio area leading to lawn, tap access to rear drive,

FRONT GARDEN
Retaining brick built wall, mainly block paved providing off road park,

GARAGE
Up and over door to front,