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*Estate Agents*



\* £325,000 - £350,000 \* WEST-FACING GARDEN \* SHORT WALK TO WESTCLIFF STATION AND GRAMMAR SCHOOLS \* IDEAL TO MODERNISE AND MAKE YOUR OWN SPACE \* Set on a charming and characterful road, this spacious four-bedroom home boasts a generous west-facing garden and well-proportioned rooms throughout, offering ample space for comfortable living. The accommodation is comprised of; a large entrance hall opening onto a spacious lounge, diner with French doors onto your west facing garden, a kitchen with a separate utility room and a downstairs WC. Upstairs, you'll find a first floor landing with ample storage, a bay fronted master bedroom, two competitive double bedrooms, a generous single bedroom and a three-piece bathroom with a separately accessed WC for added convenience. For schooling, The Westborough School and Chase High School are within catchment, with the prestigious grammar schools only a short walk away. Amenities and bus links are around the corner and for London commuters, Westcliff Station is only a short walk away. This home offers the ideal location in Westcliff and offers you a fantastic opportunity to make this property your very own- viewings are available now!

- West-facing rear garden
- Close to the prestigious Southend and Westcliff grammar schools
- Ideal for buyers looking to modernise and make the space their own
- Large utility room and WC
- Large entrance hallway
- Within walking distance to Westcliff Station
- Three double bedrooms and a large single bedroom
- Two large reception rooms
- Beautiful period property
- Ample storage throughout

## Glenwood Avenue

Westcliff-on-Sea

**£325,000**

Price Guide



# Glenwood Avenue



## Frontage

Bay fronted period property, front garden area with brick wall and shrubbery for privacy, ornate iron gate, paved pathway, UPVC double glazed composite door leading to:

## Entrance Hallway

Large under stair storage, cornicing with ceiling rose, dado rail, skirting, carpet.

## Lounge

12'3" x 12'9"

UPVC double glazed bay fronted window, radiator, feature fireplace, cornicing with ceiling rose, skirting, carpet.

## Dining Room

12'9" x 12'7"

UPVC double glazed French doors giving access to garden, fitted storage cupboard, radiator, cornicing with ceiling rose, skirting, carpet.

## Kitchen

10'3" x 8'8"

UPVC double glazed window to side aspect, radiator, kitchen units both wall mounted and base level, kitchen comprising; four ring gas burner with oven, stainless steel sink with drainer and chrome taps, space for fridge/freezer, cornicing, skirting, tiled effect laminate flooring.

## Utility Room

7'5" x 6'10"

UPVC double glazed obscured door with side light leading to garden, built in storage cupboard, wall mounted and base level units with space for washing machine/tumble dryer, skirting, tiled effect laminate flooring.

## Downstairs WC

6'10" x 3'4"

UPVC double glazed obscured windows to rear and side aspects, WC, access to boiler, skirting, tiled effect laminate flooring.

## First Floor Landing

Large storage cupboard, access to loft, cornicing, dado rail, skirting, carpet.

## Bedroom One

12'9" x 12'5"

UPVC double glazed bay fronted window, radiator, cornicing, skirting, carpet.

## Bedroom Two

12'5" x 11'5"

UPVC double glazed window to rear aspect, two fitted wardrobes, radiator, cornicing, skirting, carpet.

## Bedroom Three

9'10" x 8'5"

UPVC double glazed bay window to side aspect, radiator, cornicing, skirting, carpet.

## Bedroom Four

9'3" x 6'0"

UPVC double glaze window to front aspect, skirting, carpet.

## Upstairs WC

3'7" x 2'8"

UPVC double glazed obscured window to a side aspect, WC, skirting, tiled floor.

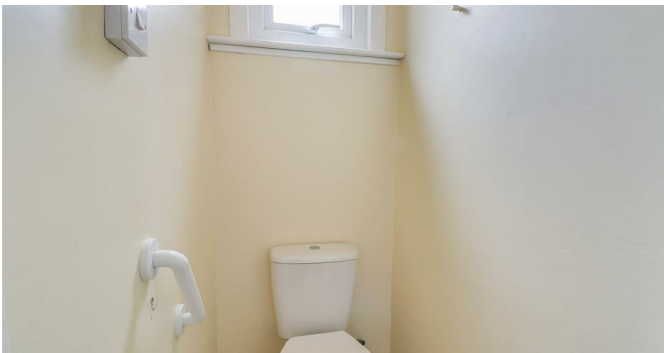
## Bathroom

6'7" x 6'1"

UPVC double glazed obscured window to rear aspect, radiator, vanity unit with wash basin and chrome mixer tap, panelled bath, partly tile wall, tiled floor.

## West-Facing Rear Garden

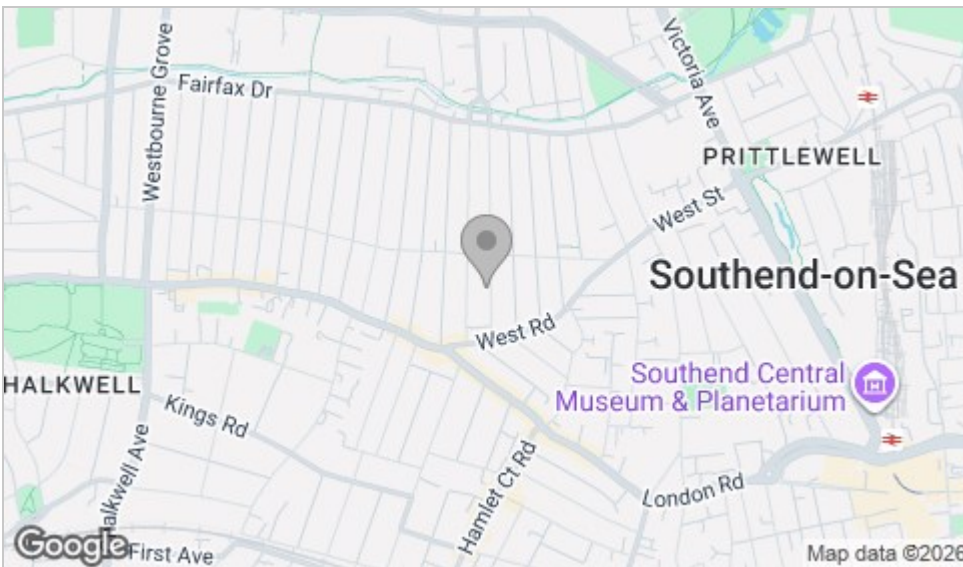
Commences with a paved patio area, a feature wall enclosing a low maintenance garden with pathway leading to a second paved patio area, shed and greenhouse to remain.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

