



DETACHED * PARKING FOR TWO * LARGE GARDEN * NO ONWARD CHAIN * This great example of a detached family home, offers an open-plan lounge/diner with direct access to the private garden, modern fitted kitchen, large downstairs w/c which could double up as a utility room, three great-sized bedrooms upstairs and a three-piece family bathroom. There is parking for two on a rear driveway and a large front garden which could be used as further parking (s.t.p). For schooling, the Prince Avenue and Eastwood Academies are both within the catchment area and the highly regarded grammar schools of the borough are very close by, as well as Southend University Hospital, the Airport Station for London commuters and the Airport itself. Amenities and bus links are only a walk away and the property is available now, with no onward chain!

- Detached family home
- Quiet residential road
- Large open plan lounge-diner
- Spacious rear garden
- Ready to move straight into
- Allocated parking for two vehicles
- Near to the Airport Train Station for commuters
- Modern fitted kitchen
- Three great-sized bedrooms
- No onward chain

Denton Avenue

Westcliff-On-Sea

£385,000

Offers In The Region Of



Denton Avenue



Frontage

Large front lawn with two parking spaces on a rear driveway with access to garden and an overhanging front porch with a double glazed front door leading to.

Entrance Hallway

Carpeted staircase rising to first floor landing, access to w/c, large storage cupboard, additional cupboard under stairs, skirting and wood effect laminate flooring with underfloor heating.

Downstairs W/C

8'2" x 4'11"

Obscured UPVC double glazed window to front aspect, low-level w/c, pedestal wash basin with chrome taps and tiled splashback, skirting and lino flooring with underfloor heating (has additional space to be used for potential utilities).

Lounge-Diner

18'9" x 11'6"

UPVC double glazed door and window to rear aspect for direct access, spot lighting, skirting, wood effect laminate flooring with underfloor heating.

Kitchen

13'1" x 8'7"

UPVC double glazed window to front aspect, white gloss kitchen units both wall-mounted and base level comprising; four ring burner AEG induction hob with stainless steel splashback and extractor hood over, integrated Bosch oven, stainless steel sink and drainer with chrome mixer tap, freestanding fridge/freezer, washing machine, dishwasher, spot lighting,

skirting and lino flooring with underfloor heating.

First Floor Landing

Storage cupboard, loft access, skirting, carpet.

Bedroom One

12'5" x 11'5"

UPVC double glazed window to front aspect, radiator, skirting, carpet.

Bedroom Two

11'7" x 11'6"

UPVC double glazed window to rear aspect, radiator, skirting, carpet.

Bedroom Three

8'11" x 8'3"

UPVC double glazed window to front aspect, built-in wardrobe, radiator, skirting, carpet.

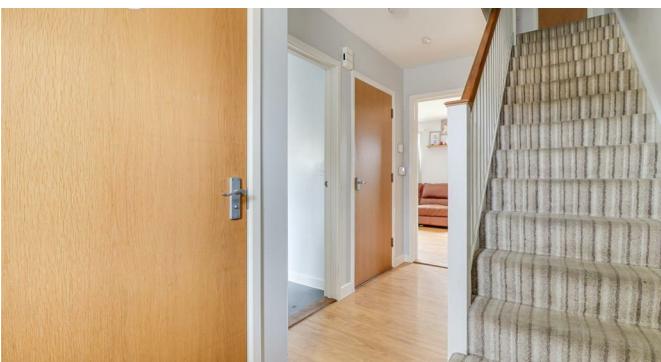
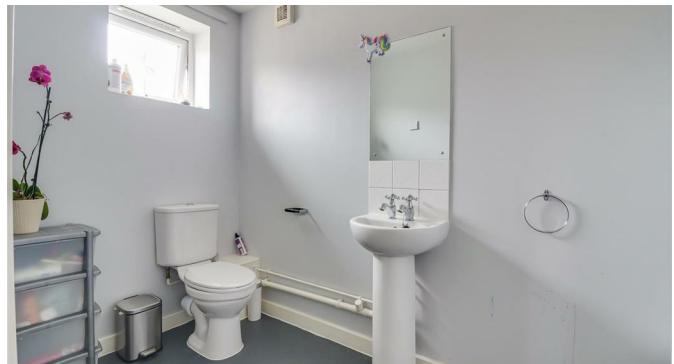
Three-Piece Family Bathroom

7'10" x 7'0"

Obscured UPVC double glazed window to rear aspect, bathtub with shower over, w/c, pedestal wash basin with chrome taps and a tiled splashback, extractor fan, partially tiled walls, chrome towel radiator, skirting, lino flooring.

Rear Garden

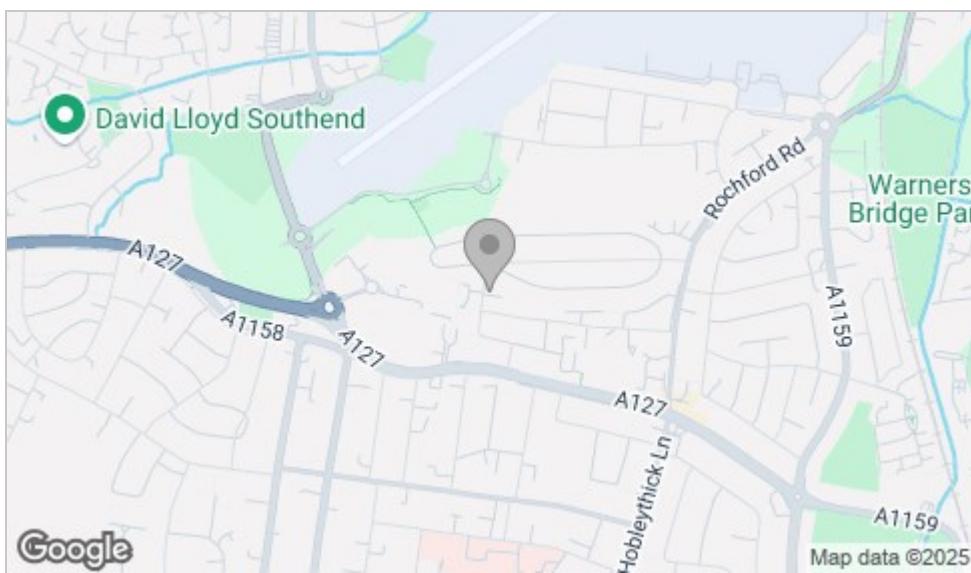
Commences with a paved patio area with pathway leading to side access, large lawn area with fencing all around and access to parking.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	