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Estate Agents

* £600,000 - £680,000 * Positioned in the charming area of Westcliff-on-Sea, this modern semi-detached house on Exford Avenue offers space, comfort and style. With five generously sized bedrooms, this property is ideal for families seeking ample living space. The house features two inviting reception rooms, providing versatile areas for relaxation and entertainment. The heart of the home is undoubtedly the stunning kitchen-diner, which is designed to be both functional and aesthetically pleasing. This space is perfect for family meals or hosting gatherings with friends. Additionally, the property boasts a well-appointed four-piece bathroom, an en-suite for added convenience, and a downstairs WC/utility room, ensuring that all your needs are met. For those with vehicles, the property includes a driveway that accommodates up to four cars, along with an attached garage, providing secure storage and easy access. Situated within catchment to Earls Hall Primary School and Eastwood Academy, and also close to highly regarded grammar schools, this home is not only a wonderful place to live but also offers excellent educational opportunities for children. This property is a rare find and is sure to attract interest from discerning buyers looking for a spacious family home in a desirable location.

- Modern heavily extended semi-detached house
- Five well-sized bedrooms
- Four-piece bathroom, en-suite shower room and downstairs WC/utility room
- Stunning kitchen family room
- Large West facing rear garden
- Driveway creating parking for four vehicles and an attached garage
- Newly renovated throughout
- Sought-after 'Somerset Estate'
- Close to local amenities
- Catchment to Earls Hall Primary School and Eastwood Academy

Exford Avenue

Westcliff-On-Sea

£650,000

Price Guide

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Exford Avenue

Frontage
Shingled driveway is creating parking for four vehicles, side access to the rear garden, access to the attached garage, door to:

Front Porch
Smooth ceiling with a pendant light, double-glazed door to the front with adjacent double-glazed windows, wooden flooring, door to:

Entrance Hallway
15'96 x 4'63
Smooth ceiling with inset spotlights, double-glazed entrance door to the front with adjacent double-glazed windows, carpeted stairs rising to the first floor landing with understairs storage, two column radiator, wooden Herringbone flooring, opening to:

Kitchen Family Room
23'98 x 18'28
Kitchen Area:
Smooth ceiling with inset spotlights and three drop-down feature pendant lights, double-glazed window to the side with fitted shutter blinds and newly installed electric blackout blinds, double-glazed bi-folding doors to the rear leading out to the garden. Black modern shaker-style kitchen comprising; wall and base level units with square edge granite worktops, white Butler sink with graining grooves, Range Master cooker with a five-ring gas hob and an extractor fan above, tiled splashbacks, space for an American-style fridge freezer, centre island with a five seater breakfast bar, wine fridge, pan drawers, wall mounted vertical two column radiator, wooden Herringbone flooring, access to the utility room, opening to:

Dining Area:
Smooth ceiling with a pendant light, double-glazed French doors leading to the lounge, space for an eight-seater dining table, wall-mounted two-column radiator, wooden Herringbone flooring.

Utility Room
Smooth ceiling with inset spotlights, two obscured double-glazed windows to the side, wall and base-level units with a roll-edge laminate worktop; space for a washing machine and tumble dryer, storage cupboards, low-level WC, pedestal wash basin, tiled splashbacks, tiled flooring.

Lounge
16'60 x 11'69
Smooth ceiling with a feature pendant light, double-glazed windows to the rear overlooking the garden, double-glazed French doors to the side leading out to the garden, newly installed electric blackout blinds, feature acoustic sound panelled wall, wood effect laminate flooring with underfloor heating.

Bedroom One
16'01 x 9'97
Smooth ceiling with a pendant light, double-glazed bay window to the front with plantation shutters, built in floor to ceiling wardrobes, radiator, wood effect laminate flooring, door to:

En-Suite Shower Room
7'19 x 5'91
Micro-cement smooth ceiling with inset spotlights and an extractor fan, micro-cement walls, obscured double-glazed windows to the side, walk-in shower with a rainfall head and a shower hose, inset shelving with spotlights, low-level WC, vanity unit wash basin, chrome heated towel rail, fully tiled walls, micro-cement flooring with underfloor heating.

Bedroom Two
11'39 x 9'68
Smooth coved ceiling with a pendant light, double-glazed window to the front, space for a floor-to-ceiling wardrobe, wood-effect laminate flooring.

First Floor Landing
Smooth ceiling with inset spotlights, double-glazed skylight window, carpet, doors to all first-floor rooms.

Bedroom Three
12'47 x 10'13
Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden with fitted shutter blinds, built-in floor-to-ceiling mirrored sliding door wardrobes, feature wood panelled wall, radiator, wooden flooring.

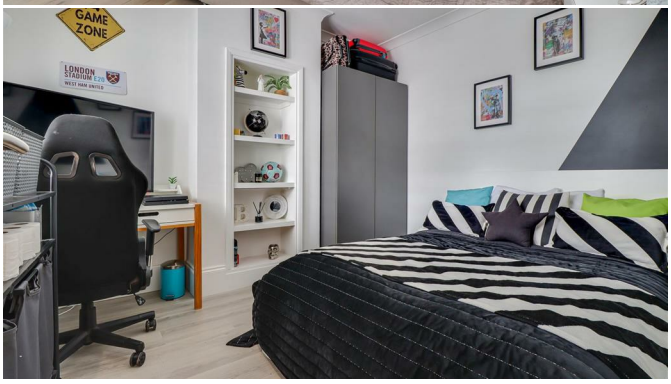
Bedroom Four
12'31 x 8'42
Smooth coved ceiling with a pendant light, double-glazed windows to the front, space for a floor-to-ceiling wardrobe, radiator, wooden flooring.

Bedroom Five/Study
10'31 x 9'05
Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wooden flooring.

Four-Piece family Bathroom
Smooth coved ceiling with inset spotlights and an extractor fan, double-glazed Velux window, freestanding bath with chrome taps and a shower hose, tiled ledge, corner shower cubicle with a rainfall head, low-level WC, vanity unit wash basin, chrome heated towel rail, part tiled walls, patterned tiled flooring.

West Facing Rear Garden
Commences a tiled patio area with the remainder laid to lawn, fencing to either side and the rear for privacy, outside seating area on the patio ideal for entertaining, outside tap, outside lighting, side access back to the front driveway.

Agents Notes:
Council tax band: D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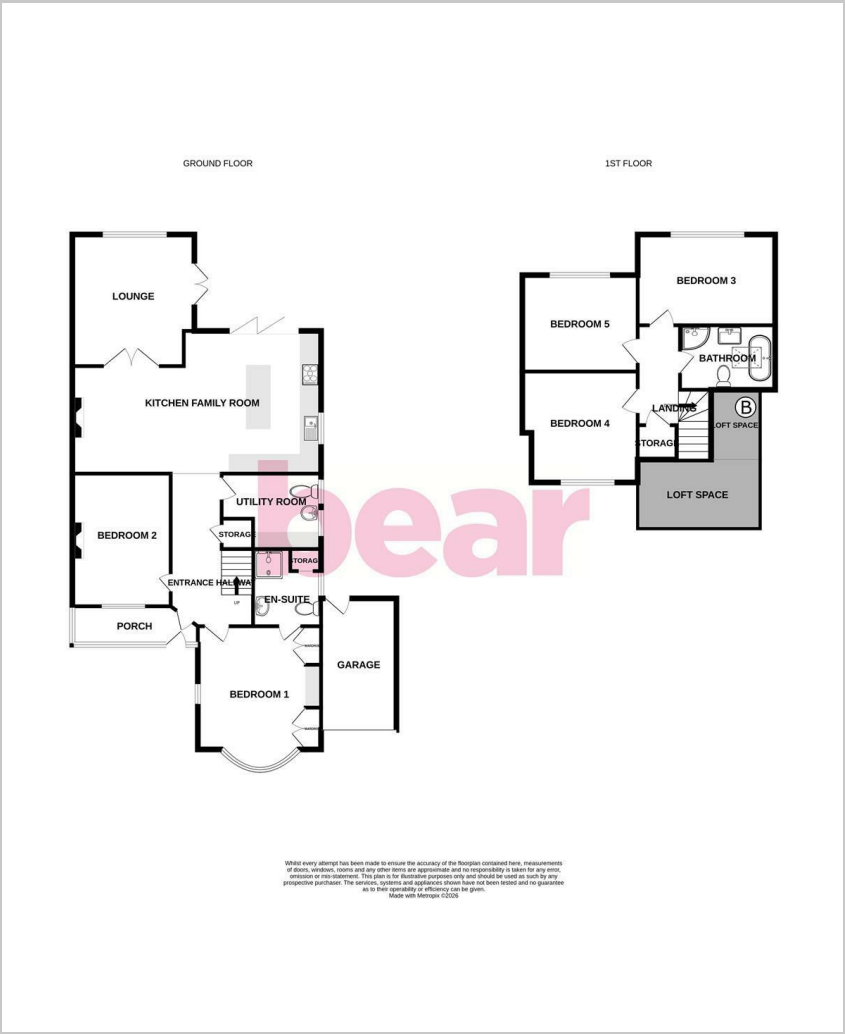
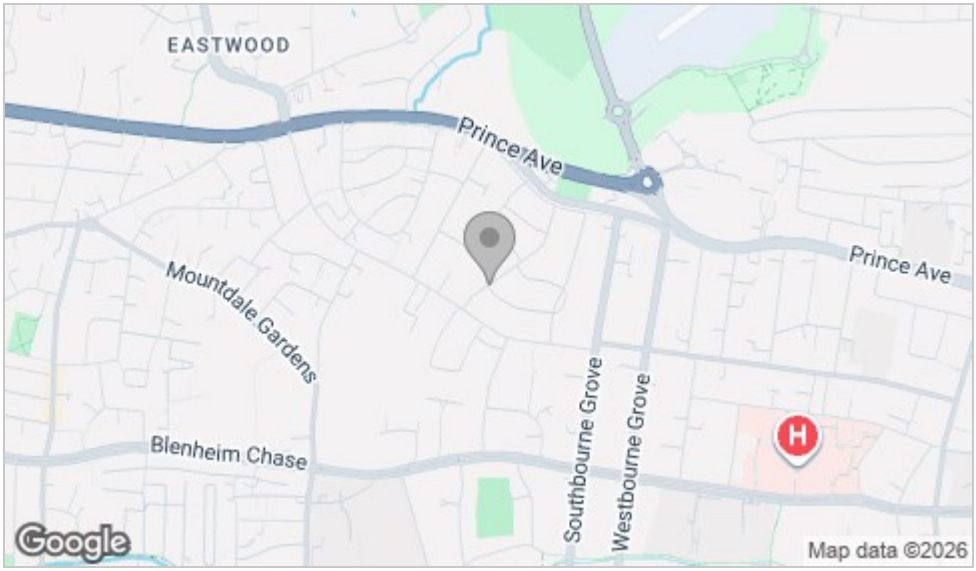
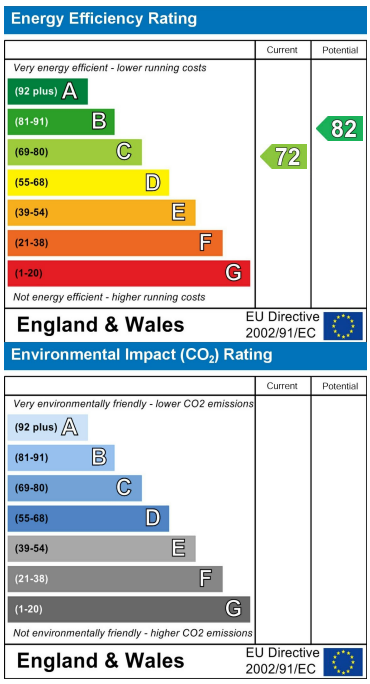
Floor Plan



Area Map



Energy Efficiency Graph



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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