



## Glenwood Avenue

Westcliff-on-Sea

**£335,000** Guide Price



\* £335,000 - £350,000 \* REAR EXTENSION \* WALK TO BOTH WESTCLIFF AND PRITTLEWELL TRAIN STATIONS \* DOWNSTAIRS W/C \* NEARBY GRAMMAR SCHOOLS AND THE HOSPITAL \* LOW-MAINTENANCE GARDEN \* This deceptively spacious three-bedroom house offers a rear extension and a great location for commuters. The accommodation is comprised of; a landscaped front garden with front porch, an entrance hall with plenty of storage cupboards, a bay fronted lounge, a dining room with a rear extension, a fitted kitchen with rear lobby and a downstairs WC, three great-sized bedrooms upstairs with a three-piece family bathroom and a low-maintenance rear garden. The location offers a walk to both train lines servicing London, with Westcliff and Prittlewell stations being an option, and there are amenities and bus links nearby. The grammar schools are a walk away and so is Southend University Hospital.

- Rear extension
- Walk to Westcliff and Prittlewell Station for London commuters
- Downstairs W/C
- Double glazing throughout
- Bay-fronted character
- Low-maintenance garden
- Nearby Southend University Hospital
- Close proximity to grammar schools
- Amenities and bus links around the corner
- Deceptively spacious floorplan



**Frontage**

Garden wall with a hardstanding front garden, shingle border and a UPVC double glazed obscured set of French doors leading to:

**Front Porch**

Coat hanging area, wall tiling, wood effect flooring and a glazed door with sidelight leading to:

**Entrance Hallway**

Carpeted staircase rising to first floor landing with three storage cupboards underneath, radiator, original cornice and ceiling rose, skirting and wood effect laminate flooring.

**Front Lounge**

15'2" x 12'5"

UPVC double glazed bay fronted window, original cornice and ceiling rose, radiator, skirting and wood effect laminate flooring.

**Dining Room with Extension**

21'6" x 10'0"

Extended room with UPVC double glazed rear window overlooking the garden, two radiators, bespoke alcove storage cupboards, space for utilities, door through to rear lobby, coving, skirting and wood effect laminate flooring.

**Kitchen and Rear Lobby**

14'3" x 7'6"

UPVC double glazed rear door through to garden, access to downstairs WC, kitchen units both wall-mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap, four ring burner gas hob with extractor over, integrated oven, wood effect laminate worktops with tiled splashbacks, radiator, wood effect lino flooring

**Downstairs W/C**

Obscured UPVC double glazed rear window, wall-mounted boiler, WC, wash basin with chrome taps, radiator, partial wall tiling and tile effect lino flooring.

**First Floor Landing**

Loft access, coving, skirting and carpet.

**Bedroom One**

12'10" x 11'6"

Two UPVC double glazed windows to front aspect, feature fireplace, large run of fitted wardrobes, radiator, original cornice, skirting and wood effect laminate flooring.

**Bedroom Two**

12'10" x 10'10"

UPVC double glazed rear window, two fitted wardrobes, feature fireplace, coving, skirting and wood effect laminate flooring.

**Bedroom Three**

8'0" x 5'11"

UPVC double glazed window to front aspect, high-level fitted storage cupboards, radiator, coving, skirting and wood effect laminate flooring.

**Three-Piece Family Bathroom**

9'1" x 6'3"

Obscured UPVC double glazed rear window, built-in storage cupboard, bath with shower attachment, pedestal wash basin with chrome mixer tap, WC, chrome towel radiator, spotlighting, coving, partial wall tiling and tile effect lino flooring.

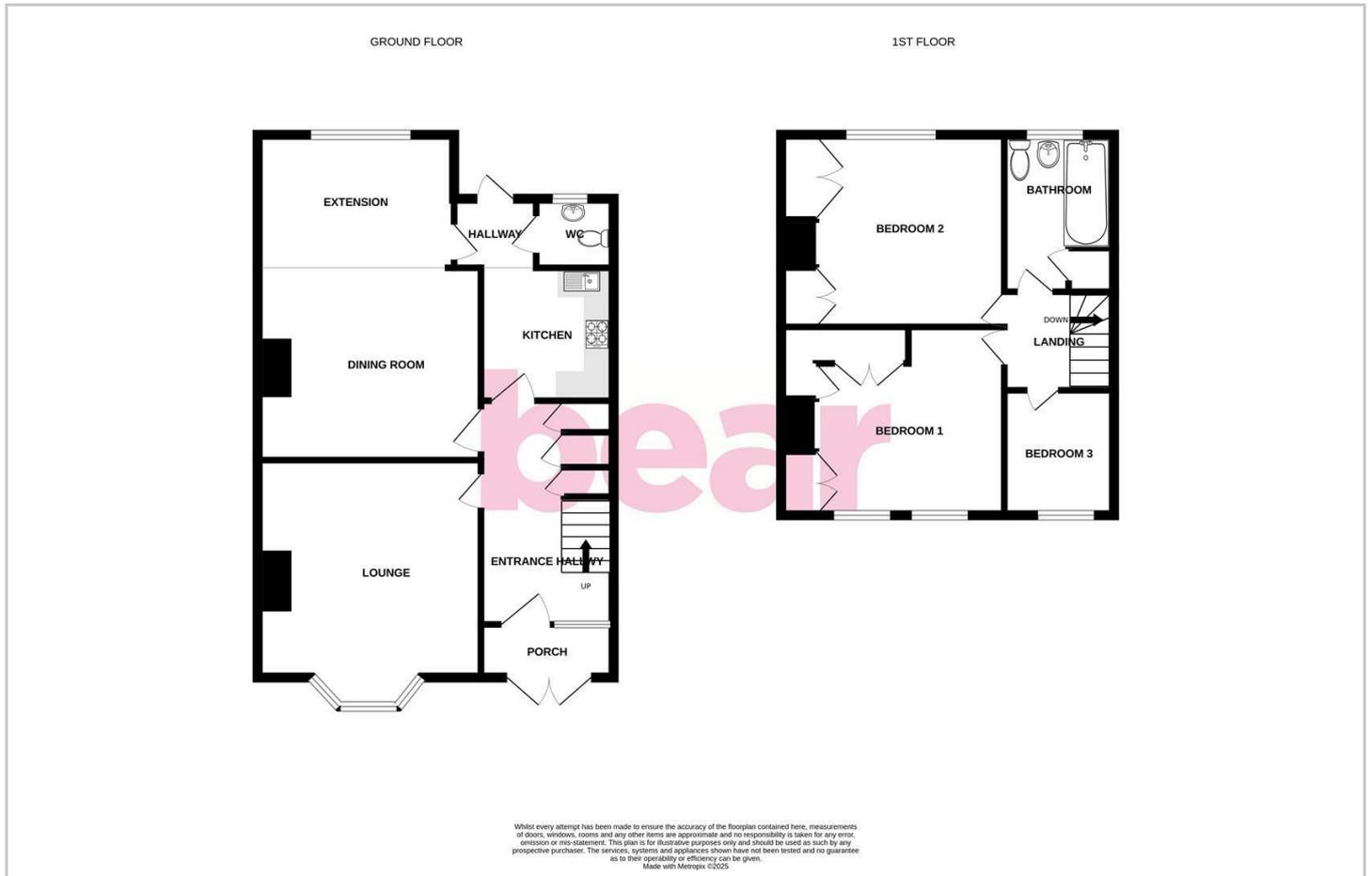
**Rear Garden**

Commences with a decked seating area with the remainder mostly laid to artificial lawn, fencing.

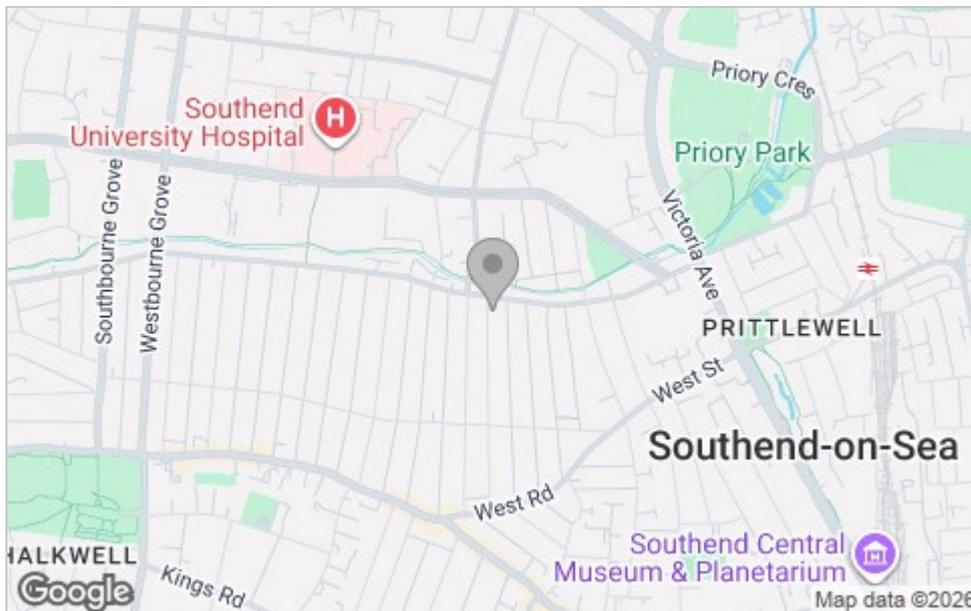
# Westcliff-on-Sea



# Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

