



## Beedell Avenue

Westcliff-on-Sea

**£375,000**

Guide Price



\* £375,000 - £385,000 \* No Onward Chain  
\* This spacious terraced family home offers characterful accommodation arranged over two floors, featuring multiple bay windows, original fireplaces and a generous rear garden. Ideally located on Beedell Avenue in Westcliff-on-Sea, the property sits within excellent school catchments and provides convenient access to transport links and amenities.

- Terraced Family Home with No Onward Chain
- Bay Fronted Lounge with Feature Fireplace
- Dining Room with Bay Window and Fireplace
- Modern Fitted Kitchen with Integrated Appliances
- Four Bedrooms Including Three Doubles
- Three Piece Family Bathroom and a Ground Floor WC
- Generous Laid to Lawn Rear Garden
- Double Glazing and Gas Central Heating
- Excellent School Catchments
- Convenient Access to Transport Links And Amenities

# Beedell Avenue



The property begins with a welcoming entrance hall which benefits from housing a convenient ground floor WC. To the front is a bay fronted lounge showcasing a feature fireplace, while the dining room also enjoys a feature fireplace, bay window and a door leading out to the rear garden. The modern fitted kitchen offers integrated appliances and further access to the rear. Upstairs, the landing leads to a bay fronted master bedroom, a rear-facing double bedroom with a bay window, a third double bedroom with a feature fireplace and a further single bedroom. Completing the accommodation is a three piece bathroom. Externally, the home boasts a generous laid to lawn rear garden, with additional benefits including double glazing and gas central heating throughout.

Beedell Avenue is a popular residential road in Westcliff-on-Sea, positioned within catchment of The Westborough School and Chase High School, while also being close to highly regarded grammar schools. The location offers excellent access to local amenities, bus routes, train lines, London Road and the A127, making it ideal for commuters. Parks and further leisure facilities are also close by, adding to the appeal for families.

## Four Bedroom Terraced House

### Entrance Hall

21'5 x 5'4

Tiled flooring throughout, plenty of understairs storage cupboards, wall-mounted radiator and doors to:

### Lounge

14'9 x 11'4

Laminate floors throughout, coving to ceiling edge, pendant ceiling light, feature fireplace and double glazed bay window to the front aspect.

### Dining Room

15'7 x 10'1

Laminate floors throughout, feature open fireplace, double glazed bay window to the rear aspect and double glazed door to the rear garden.



### Kitchen

11'1 x 8'8

Tiled floors throughout, partially tiled surrounds, white gloss top and base level units with wood worktops, integrated oven, integrated microwave, stainless steel sink with draining board, double glazed window and door leading to the rear garden.

### Ground Floor WC

### Landing

20'7 x 5'10

Carpeted floors throughout, pendant ceiling light, storage cupboard and doors to:

### Bedroom One

14'9 x 11'0

Coving to ceiling edge, pendant ceiling light and double glazed bay window to the front aspect.

### Bedroom Two

11'0 x 8'10

Carpet throughout, double glazed window to the rear aspect, feature fireplace and pendant ceiling lights.

### Bedroom Three

10'1 x 9'2

Pendant ceiling light, double glazed bay window to the front aspect and a wall-mounted radiator.

### Bedroom Four

7'5 x 5'11

### Bathroom

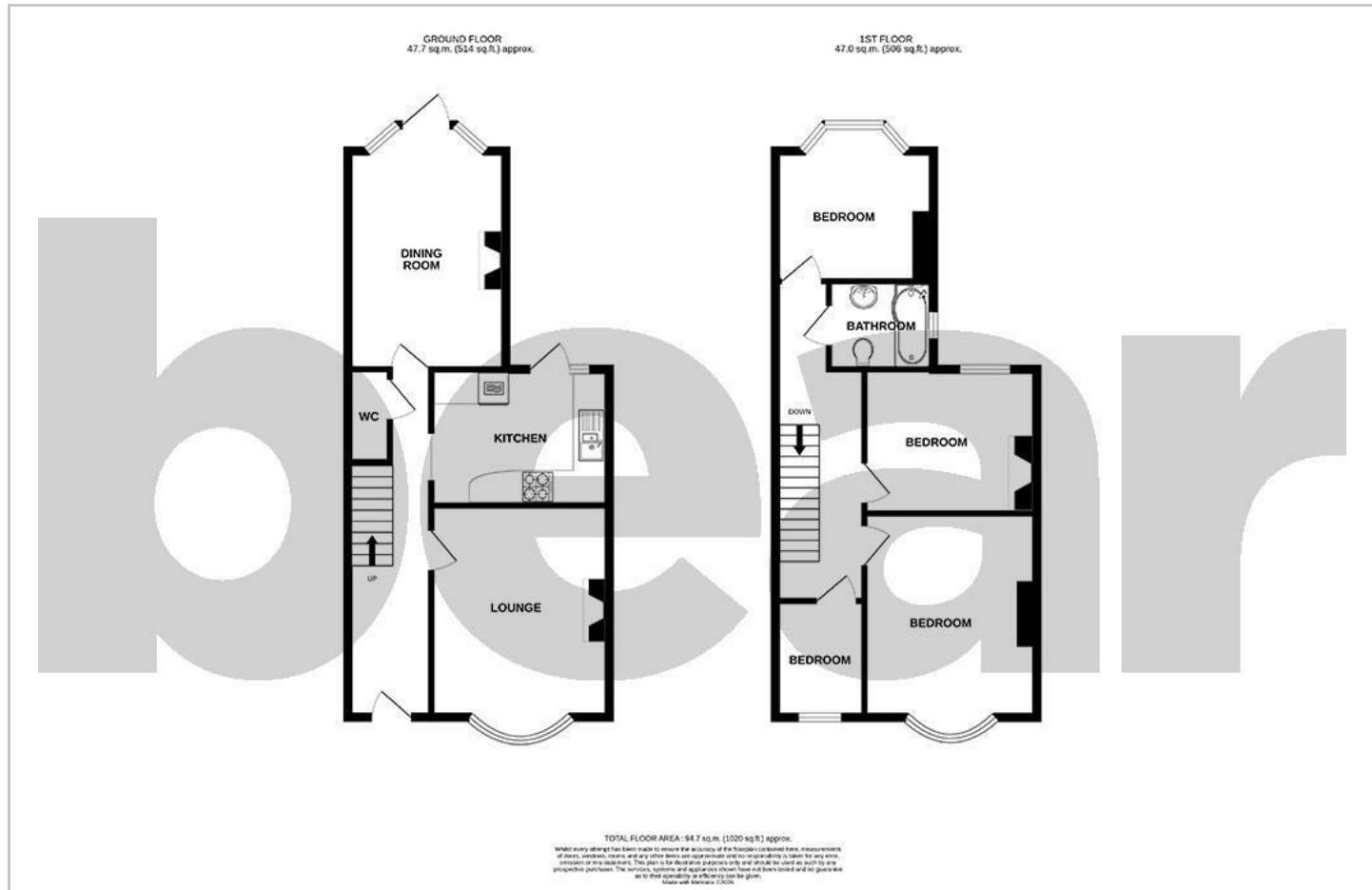
6'8 x 5'7

Tiled floors throughout, bath with shower attachment above, obscure double glazed window to the side aspect, wall-mounted heated towel rail, vanity sink unit with mixer tap and a dual flush WC.

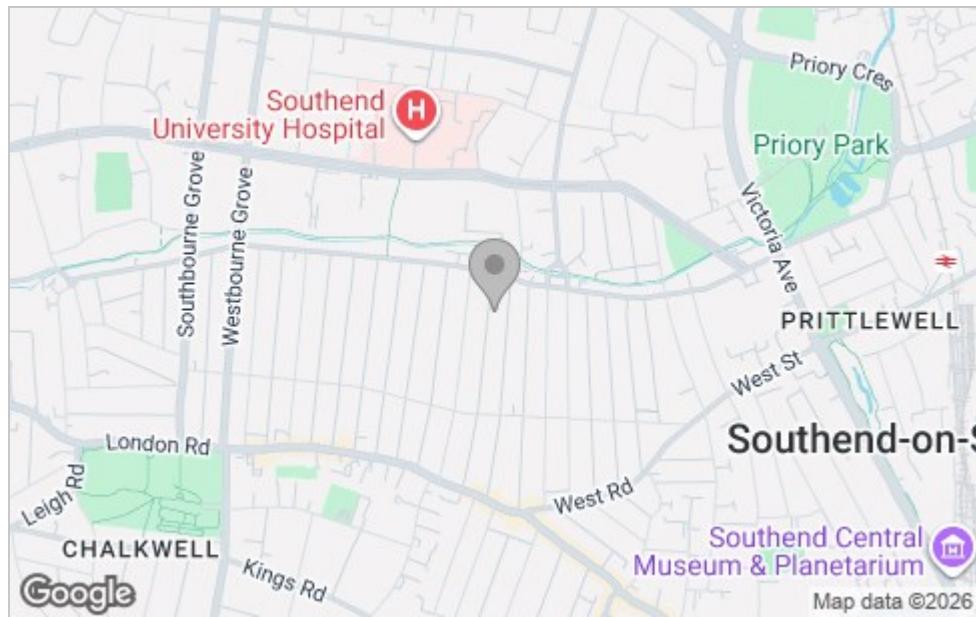
### Garden



## Floor Plan



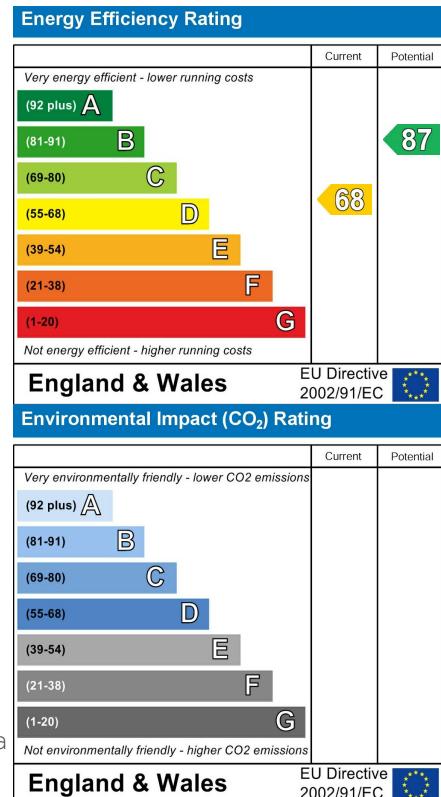
## Area Map



## 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.

## Energy Efficiency Graph



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