



Fairmead Avenue | | Westcliff-on-Sea | SS0 9RY

Guide Price £400,000

bear
Estate Agents

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* £400,000 - £425,000 * Spacious four-bedroom terraced home featuring a stunning open plan kitchen/diner, a West-facing garden, and a sought-after Westcliff-on-Sea location close to excellent schools and transport links.

- Four Bedroom Terraced House
- Additional Sitting Room
- Bi-Folding Doors and Skylight
- Bay Fronted Master Bedroom
- Double Glazing
- Bay Fronted Lounge with a Feature Fireplace
- Large 'L' Shaped Kitchen/Diner
- Four Piece Family Bathroom
- Generous West Facing Rear Garden
- Gas Central Heating





This well-presented terraced house offers generous and versatile living space throughout. The property opens with an entrance hall leading to a bay-fronted lounge with a feature fireplace, alongside a separate sitting room that flows into a large 'L' shaped kitchen/diner. This impressive space is enhanced by bi-folding doors opening onto the garden and a skylight, allowing for an abundance of natural light. To the first floor, the landing leads to a bay-fronted master bedroom, a further double bedroom, and two single bedrooms, all serviced by a modern four-piece bathroom. Externally, the property benefits from a generous West-facing rear garden, perfect for enjoying afternoon and evening sun. Additional benefits include double glazing and gas central heating.

Situated on Fairmead Avenue in Westcliff-on-Sea, the property falls within the catchment area for Chalkwell Hall Infant and Chalkwell Hall Junior Schools, as well as Chase High School, and is also within easy reach of highly regarded grammar schools. The home is conveniently located close to Chalkwell Park, London Road, Southend Hospital, and a wide range of local amenities. Excellent transport links are nearby, including bus routes and Chalkwell Train Station, making it ideal for commuters.

Four Bedroom Terraced House

Entrance Hall

Lounge

15'7 x 12'74 (4.75m x 3.66m)

Sitting Room

13'8 x 9'6 (4.17m x 2.90m)



Kitchen/Diner

19'3">9'3" x 18'3">8'6" (5.87m>2.82m x 5.56m>2.59m)

Landing

Bedroom One

15'9" x 11'9" (4.80m x 3.58m)

Bedroom Two

13'2" x 9'8" (4.01m x 2.95m)

Bedroom Three

7'5" x 6'3" (2.26m x 1.91m)

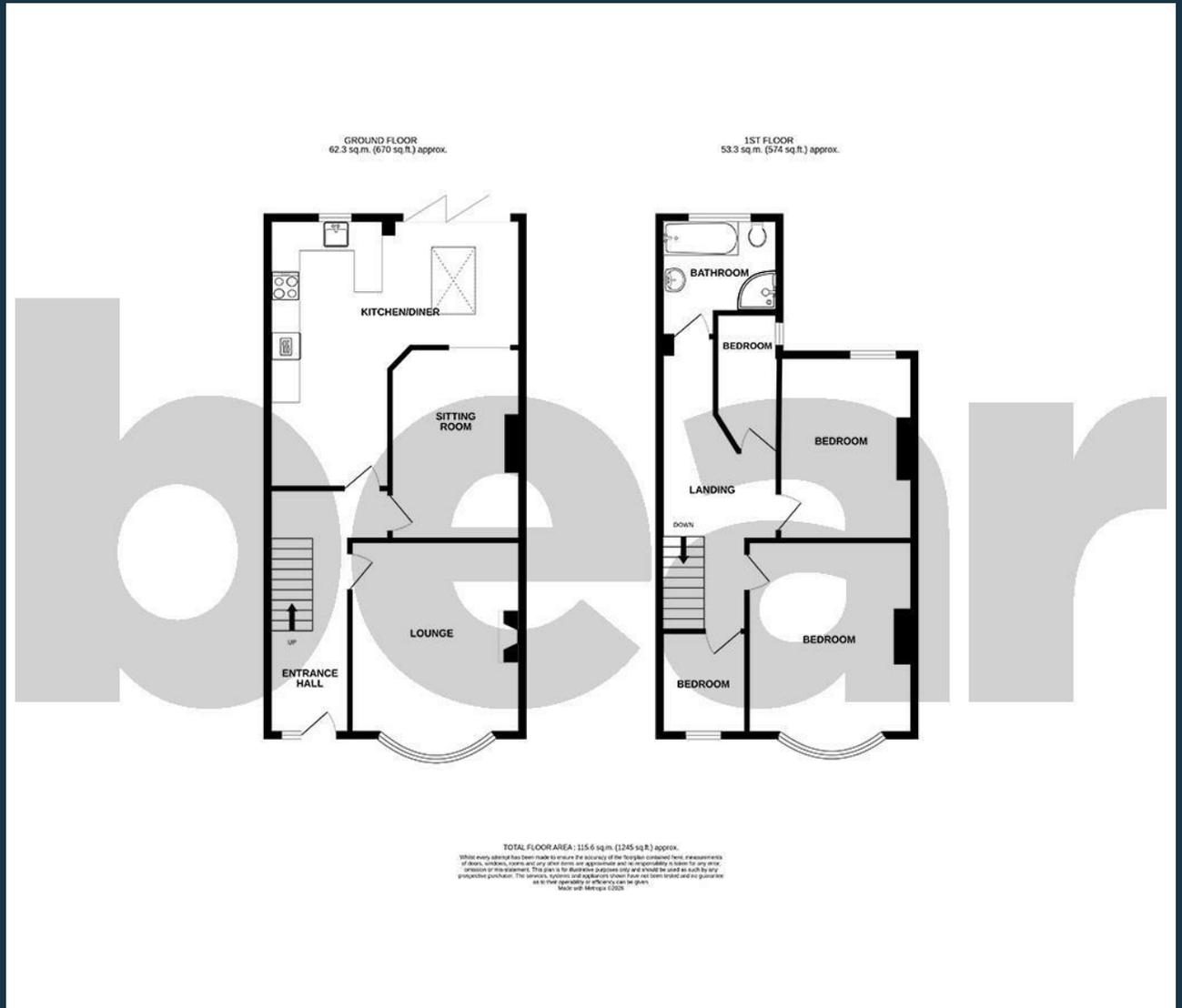
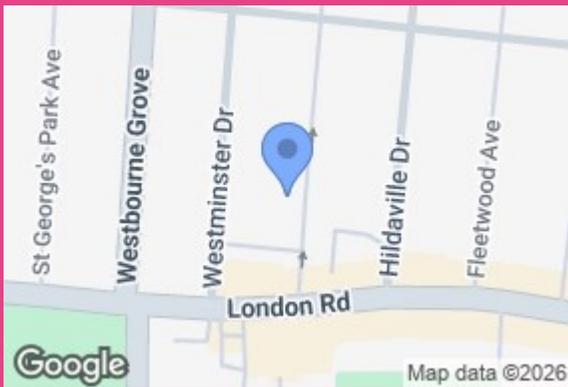
Bedroom Four

9'10" x 4'7" (3.00m x 1.40m)

Four Piece Bathroom

West Facing Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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