



\* £340,000 - £360,000 \* WEST-FACING GARDEN \*  
This charming house is brilliantly positioned near to the grammar schools, amenities and bus links as well as Southend Hospital and is the same distance to both train lines servicing London. The accommodation is comprised of; a spacious bay-fronted lounge, bright open-plan kitchen/diner, hallway with storage, three great-sized bedrooms and a modern renovated three-piece shower room. Externally, there is a low-maintenance west-facing garden to enjoy! The Westborough School and Chase High are both within the catchment area, while the prestigious grammar schools of the borough are nearby.

- West facing garden
- Open-plan kitchen/diner
- Two great-sized doubles and a single bedroom/study
- Great first time buy or investment
- Nearby grammar school and hospital
- Quick access to both A127 and A13
- Period character
- Renovated three-piece shower room
- Bus links and amenities at the top of the road
- Equal Distance from Westcliff and Prittlewell Stations

## Silverdale Avenue

Westcliff-on-Sea

**£340,000**

Guide Price



# Silverdale Avenue



## Frontage

Paved front garden with shingle border and garden wall, with UPVC double glazed French doors leading to:

## Porch

Two obscured sidelights and an original wooden and glazed door leading to:

## Hallway

Carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, coving, picture rail, dado rail, skirting, wood effect laminate flooring and doors to all rooms.

## Lounge

15'4 x 11'7

UPVC double glazed bay fronted window, radiator, original cornice, picture rail, dado rail, skirting and wood effect laminate flooring.

## Kitchen-Diner

17'1 x 10'5

UPVC double glazed French doors to rear aspect for garden access as well as a UPVC double glazed window to rear aspect. Wooden kitchen units both wall-mounted and base level comprising; four ring burner gas hob with extractor hood over and an integrated oven, stainless steel sink and drainer with mixer tap, laminate worktops and tiled splashback with space for appliances.

## First Floor Landing

Loft access with option for potential loft conversion subject to planning.

## Master Bedroom

12'1 x 11'4

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

## Second Bedroom

11'9 x 10'10

UPVC double glazed window to rear aspect, radiator, airing cupboard, skirting and wood effect laminate.

## Third Bedroom

8'8 x 5'4

UPVC double glazed window to front aspect, radiator, skirting and wood effect laminate flooring.

## Renovated Shower Room

6'9 x 5'9

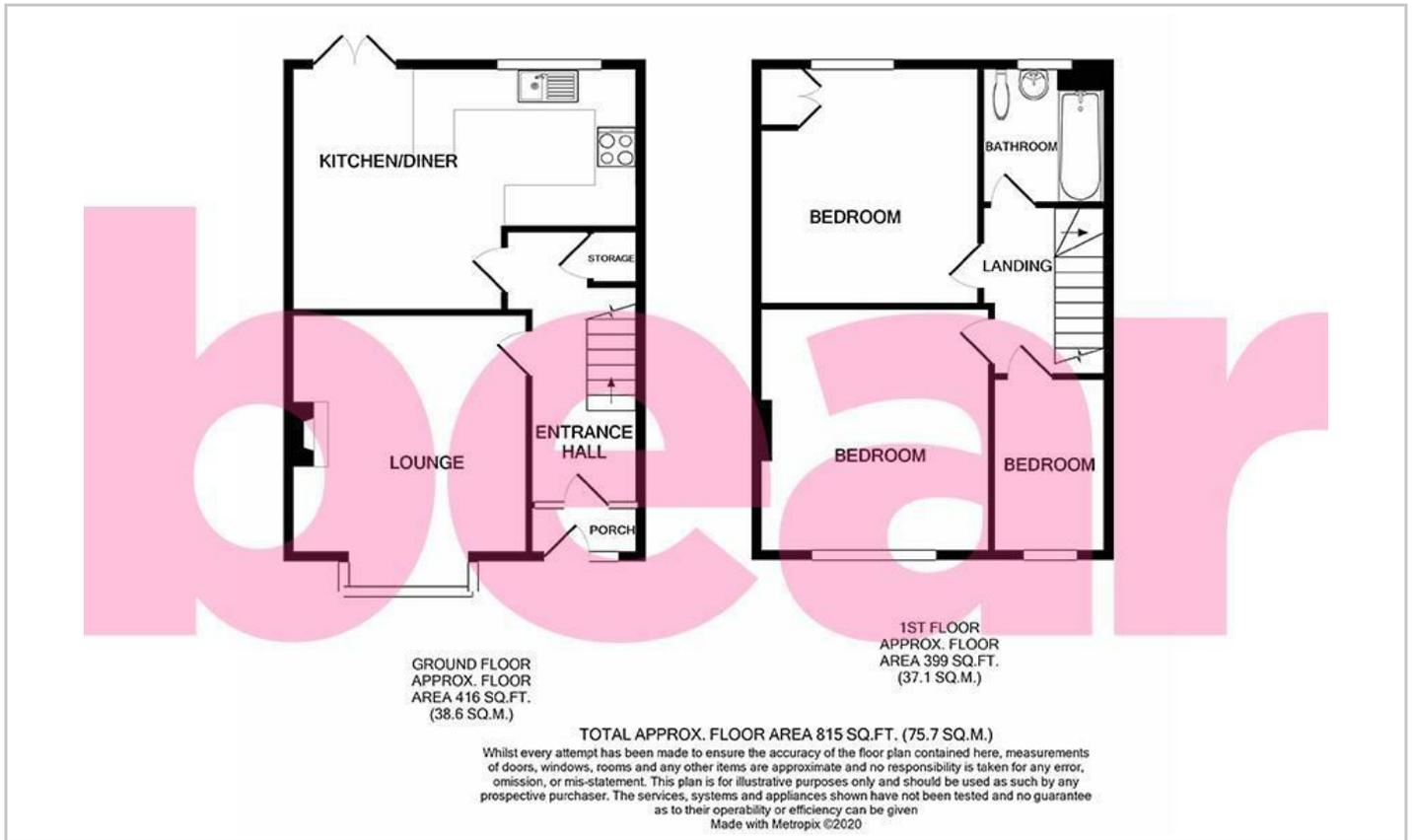
Obscured UPVC double glazed window to rear aspect, tiled walk-in shower, low-level w/c, vanity unit with wash basin.

## West-Facing Garden

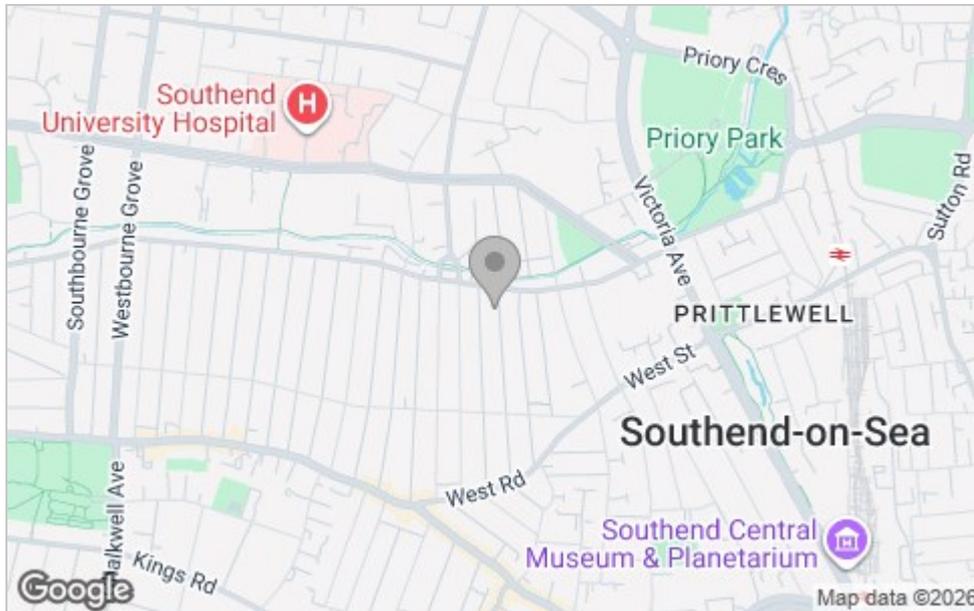
Large paved seating area with a rear deck and fencing all around.



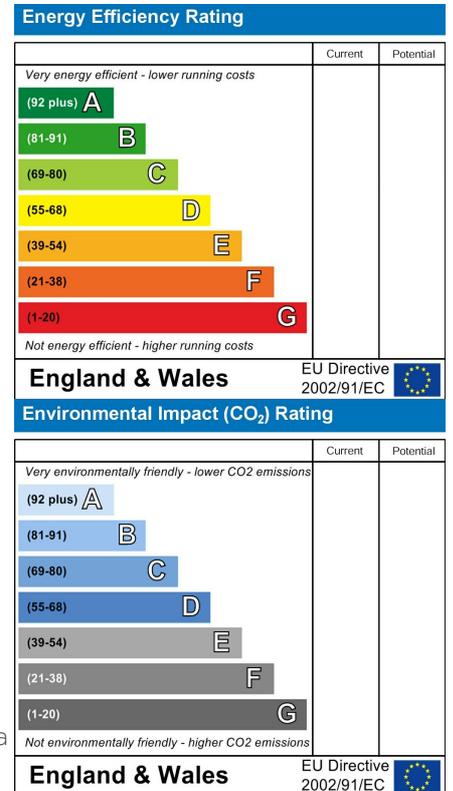
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>