



\* Guide Price £340,000 - £360,000 \*  
This well-presented semi-detached home offers spacious interiors with three bedrooms, generous living areas and a south-facing rear garden. Positioned on the sought-after Eastern Avenue, it boasts ample off-street parking and practical external storage. Families will appreciate the school catchment, excellent transport links and nearby amenities.

- Semi-Detached Family Home
- Well-Proportioned Kitchen
- Modern Three Piece Shower Room
- Large South Facing Rear Garden
- Off-Street Parking for Multiple Vehicles
- Spacious Open Plan Lounge/Diner
- Two Double Bedrooms and One Single
- Ample Built-in Storage Throughout
- External Storage and WC
- Within Catchment for Good Local Schools

## Eastern Avenue

Southend-on-Sea

**£340,000**

Price Guide



# Eastern Avenue



The property welcomes you via an inviting entrance hall that provides access to a bright and airy open plan lounge/diner, perfect for both family life and entertaining. A well-proportioned kitchen is complemented by convenient understairs storage. Upstairs, the landing benefits from further built-in storage and leads to two double bedrooms, one single bedroom and a modern three-piece shower room. To the rear, a large south-facing garden presents an ideal outdoor retreat with both decking and lawned areas, alongside external storage and an outdoor WC. With the addition of ample off-street parking for multiple vehicles, double glazing and gas central heating, this home offers both comfort and practicality.

Situated along Eastern Avenue in Southend-on-Sea, this property is within catchment for Temple Sutton Primary School and Cecil Jones Academy, making it a desirable choice for families. The area is well-served by reliable bus links, offering easy connections to Southend Town Centre, local train stations and the seafront. A wealth of favoured amenities and nearby parks add further convenience and lifestyle appeal, ensuring this location caters to both everyday needs and leisure.

## Three Bedroom Semi-Detached House

### Entrance Hall

14'3 x 9'5

### Lounge Area

13'3 x 11'5

### Dining Area

10'5 x 10'3

### Kitchen

12'0 > 9'10 x 9'1

### Landing

8'8 x 5'2

### Bedroom One

13'3 x 11'5

### Bedroom Two

12'3 x 9'6

### Bedroom Three

10'5 x 7'7

### Shower Room

7'5 x 5'6

### Storage

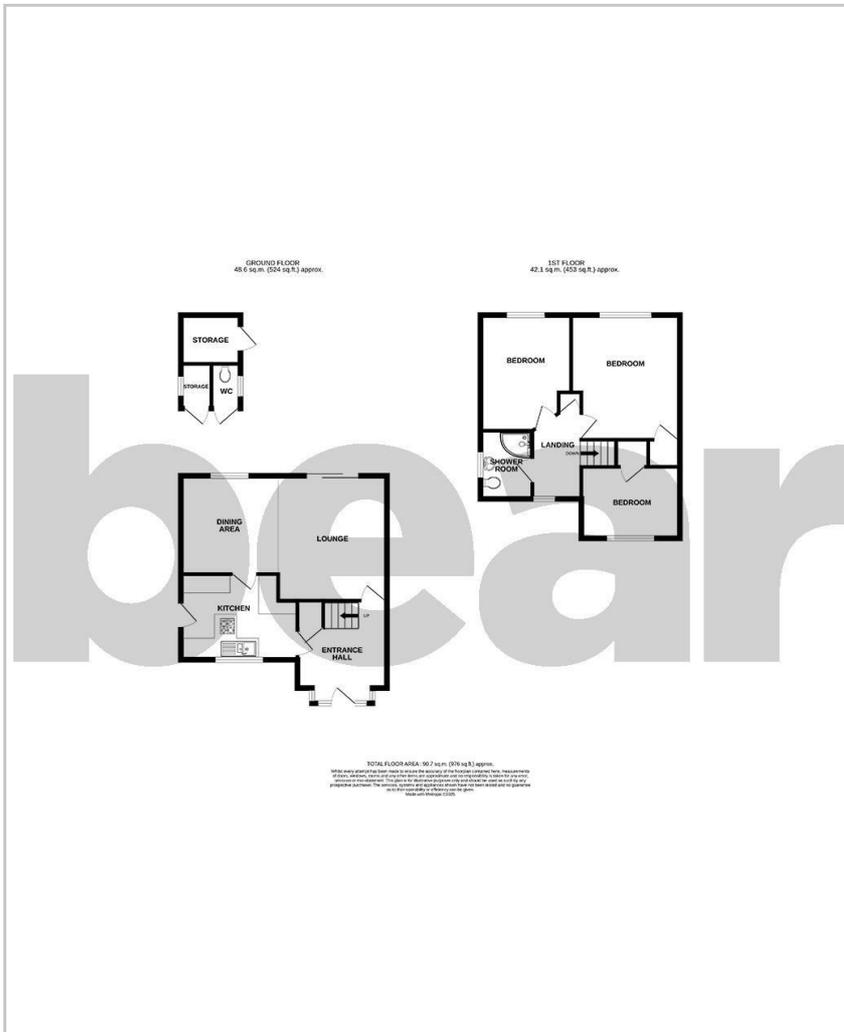
### South Facing Garden

### External WC and Storage

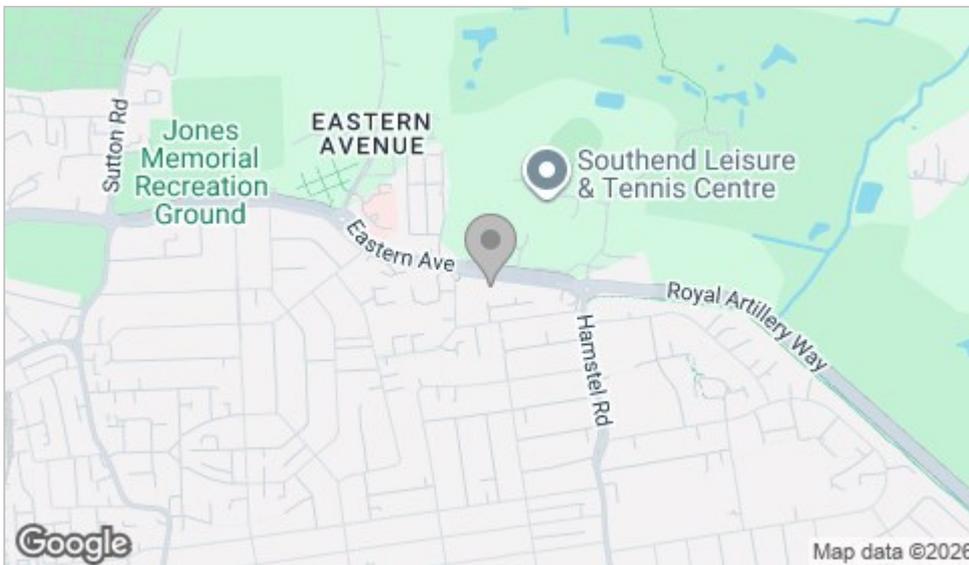
### Ample Off-Street Parking



# 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.

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.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	