



Eastern Avenue | | Southend-on-Sea | SS2 4BN

Guide Price £350,000

bear
Estate Agents

**Eastern Avenue |
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****GUIDE PRICE £350,000 TO £375,000**** This extended semi-detached family home offers generous living space throughout, complemented by a large south facing rear garden and excellent outdoor facilities. Featuring multiple reception rooms, two bathrooms, and a versatile garden room with additional storage, this home perfectly suits growing families. Ideally located on Eastern Avenue, it sits close to excellent schools, parks, amenities, and transport links including both Prittlewell and Southend East Train Stations.

- Extended Semi-Detached Family Home
- Separate Dining Room
- Ground Floor Shower Room
- Three Piece Family Bathroom
- Secondary Storage Room with a WC and Utility
- Lounge with Feature Fireplace and Secondary Sitting Area
- Modern Fitted Kitchen
- Two Double Bedrooms and One Single Bedroom
- Large South Facing Rear Garden with a Garden Room
- Off-Street Parking to the Front





The accommodation begins with an inviting entrance hall that includes useful understairs storage, leading to a bright lounge with a feature fireplace that has been extended to provide a secondary sitting area overlooking the garden. A separate dining room offers additional living and entertaining space, while the modern fitted kitchen sits conveniently nearby. Completing the ground floor is a contemporary shower room. To the first floor, there are two double bedrooms and one single bedroom, along with a three-piece family bathroom. Externally, the property boasts a large south facing rear garden featuring a spacious garden room, a secondary storage room with a WC and utility area, and off-street parking to the front. Further benefits include double glazing and gas central heating throughout.

Positioned along Eastern Avenue in Southend-on-Sea, this well-connected family home sits within catchment of Temple Sutton Primary School and Cecil Jones Academy, both well-regarded local schools. A wealth of amenities, parks, and bus links are close by, with both Prittlewell and Southend East Train Stations offering convenient access into London. The area is ideal for families and commuters alike, offering a blend of suburban comfort and city accessibility.

Three Bedroom Semi-Detached House

Entrance Hall

10'5 x 9'4 (3.18m x 2.84m)

Lounge into Sitting Area

22'8 x 11'5 (6.91m x 3.48m)

Dining Room

10'0 x 9'9 (3.05m x 2.97m)



Kitchen

8'10 x 7'6 (2.69m x 2.29m)

Shower Room

7'7 x 3'11 (2.31m x 1.19m)

Landing

9'1 x 4'1 (2.77m x 1.24m)

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)

Bedroom Two

11'10 x 9'4 (3.61m x 2.84m)

Bedroom Three

10'6 x 7'6 (3.20m x 2.29m)

Three Piece Bathroom

7'6 x 5'7 (2.29m x 1.70m)

Off-Street Parking

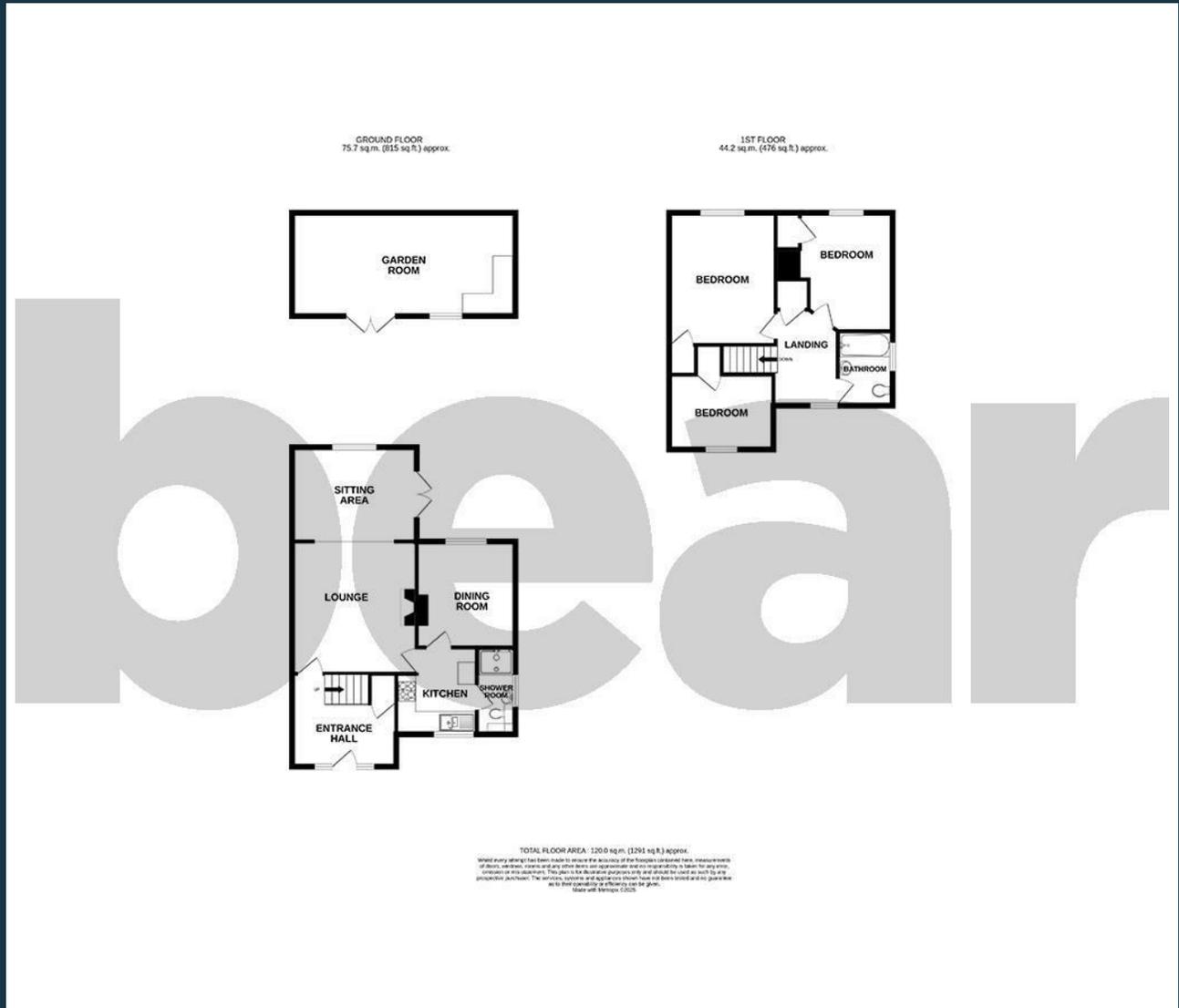
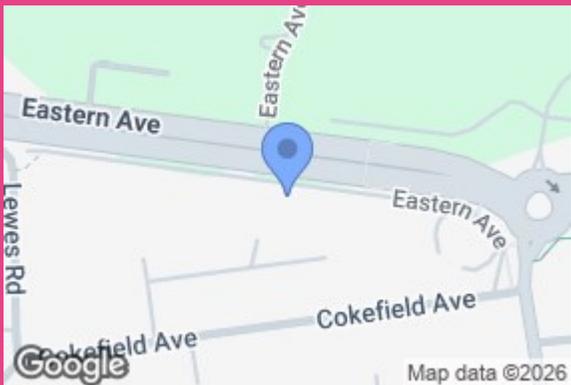
South Facing Garden

Garden Room

24'8 x 15'5 (7.52m x 4.70m)

External Storage/WC/Utility Room





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(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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