



# FOR SALE

**Lyndale Avenue,  
Southend-On-Sea SS2 4BZ**

**£315,000 Freehold**

- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Shower Room
- Carport & Off Street Parking
- Large Rear Garden
- Residential Southend Location
- Ideal for Local Schools
- Convenient for Travel Routes

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Great size semi-detached house in a central Southend residential location! Convenient for local schools and ideal for local travel routes. This property offers two reception rooms, fitted kitchen and bathroom to the ground floor with two double bedrooms and shower room to the first floor. Large rear garden, car port and paved frontage for further off street parking. Viewing advised.

### Entrance

Large paved frontage for off street parking. Double glazed front door into entrance hallway with stairs to first floor and doors to all rooms.

Car port to side aspect with further paved frontage for off street parking.

### Lounge

Lounge to front aspect with double glazed window to front, fitted carpet, radiator and picture rail.

### Dining Room

Dining room to rear aspect with laminate floor and open through to kitchen.

### Kitchen

Fitted kitchen to rear aspect with laminate floor, double glazed window and door to garden. Range of wall and base units with tiled splash back, rolled edge work surface and stainless steel sink with drainer. Integrated oven with hob and space for appliances.

### Bathroom

Ground floor bathroom with obscure window to rear, bath and wash hand basin. Separate WC.

### First Floor

Stairs to first floor landing.

### Bedroom 1

Bedroom to front aspect with double glazed window, radiator, fitted carpet and door to shower room.

### Bedroom 2

Bedroom to rear aspect with double glazed window, radiator, fitted carpet and door to shower room.

### Shower Room

Jack & Jill shower room with doors to both bedrooms. WC, wash hand basin and corner shower cubicle with curved glazed door. Obscure window, vinyl floor and radiator.

### Rear Garden

Large rear garden with shingled patio area, timber fencing and mature trees.

### Parking







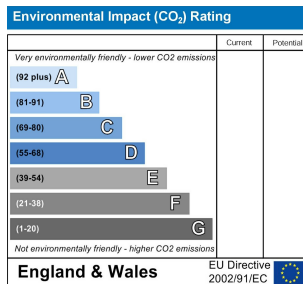
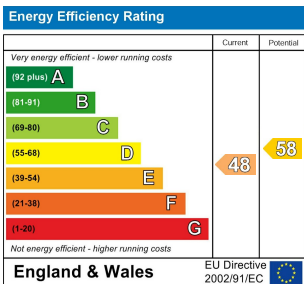
GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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