



# FOR SALE

**Fairmead Avenue,  
Westcliff-On-Sea SS0 9RY**

Asking Price £375,000 Freehold Council Tax Band - C

1291.68 sq ft

- Four Bedroom Mid Terraced Family Home
- Generously Sized Bedrooms
- Modern Kitchen/Diner Area
- West Facing Rear Garden
- Family Bathroom & Downstairs Toilet
- Spacious Lounge Area
- Walking Distance To Chalkwell Station
- Local Amenities Nearby
- Chalkwell Park Stones Throw Away
- In Catchment For Good Schools

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

**appointmoor**

## Description

Offering four generously sized bedrooms, a large modern kitchen/diner, spacious lounge, a stylish family bathroom and a sunny west facing rear garden, this is the perfect home if you are a growing family! Being located just off London Road, you are a stones throw away from Chalkwell Park and within walking distance to Chalkwell station taking you directly into London Fenchurch Street.

If you are a young family, this home is perfect for

you offering a fantastic area for good school catchments and a range of local amenities nearby, great for keeping young ones entertained!

If you are looking to upsize or buy your first property, this home is a must view. Please call now to arrange a viewing!

### Entrance Hall

UPVC door to entrance, double glazed window to front aspect, wooden flooring, radiator, under stair storage, spotlight lighting.

### Lounge

16'0 x 12'3 (4.88m x 3.73m)  
Carpet flooring, radiator, double glazed bay window to front aspect, picture rail, ornate cornice, pendant lighting.

### Kitchen/Diner

23'3 x 8'6 >10'9 (7.09m x 2.59m >3.28m)  
Wooden flooring, radiator, double glazed windows to rear aspect, double glazed French doors to rear aspect, base & wall units, granite worksurface incorporating sink & drainer, integrated double oven, space for fridge/freezer, space & plumbing for washing machine, space for tumble dryer, breakfast bar area, 4 point gas hob with extractor over, tiled splashback, spotlight lighting.

### Downstairs W/C

Tiled flooring, tiled walls, hand basin, W/C, ceiling lighting.

### Landing

Carpet flooring, radiator, storage cupboard, loft access, pendant lighting.

### Bedroom 1

15'9 x 11'6 (4.80m x 3.51m)  
Carpet flooring, radiator, double glazed bay window to front aspect, fitted wardrobes, picture rail, ornate cornice, pendant lighting.

### Bedroom 2

13'2 x 9'8 (4.01m x 2.95m)  
Carpet flooring, radiator, double glazed window to rear aspect, ornate cornice, pendant lighting.

### Bedroom 3

8'9 x 8'5 (2.67m x 2.57m)  
Carpet flooring, radiator, double glazed window to rear aspect, ornate cornice, pendant lighting.

### Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, low level W/C, hand basin, jet jacuzzi bath with mixer tap, tiled walls, ceiling mounted lighting.

### Bedroom 4

7'4 x 6'2 (2.24m x 1.88m)  
Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Rear Garden

Maintainable west facing garden with decking and laid to lawn.

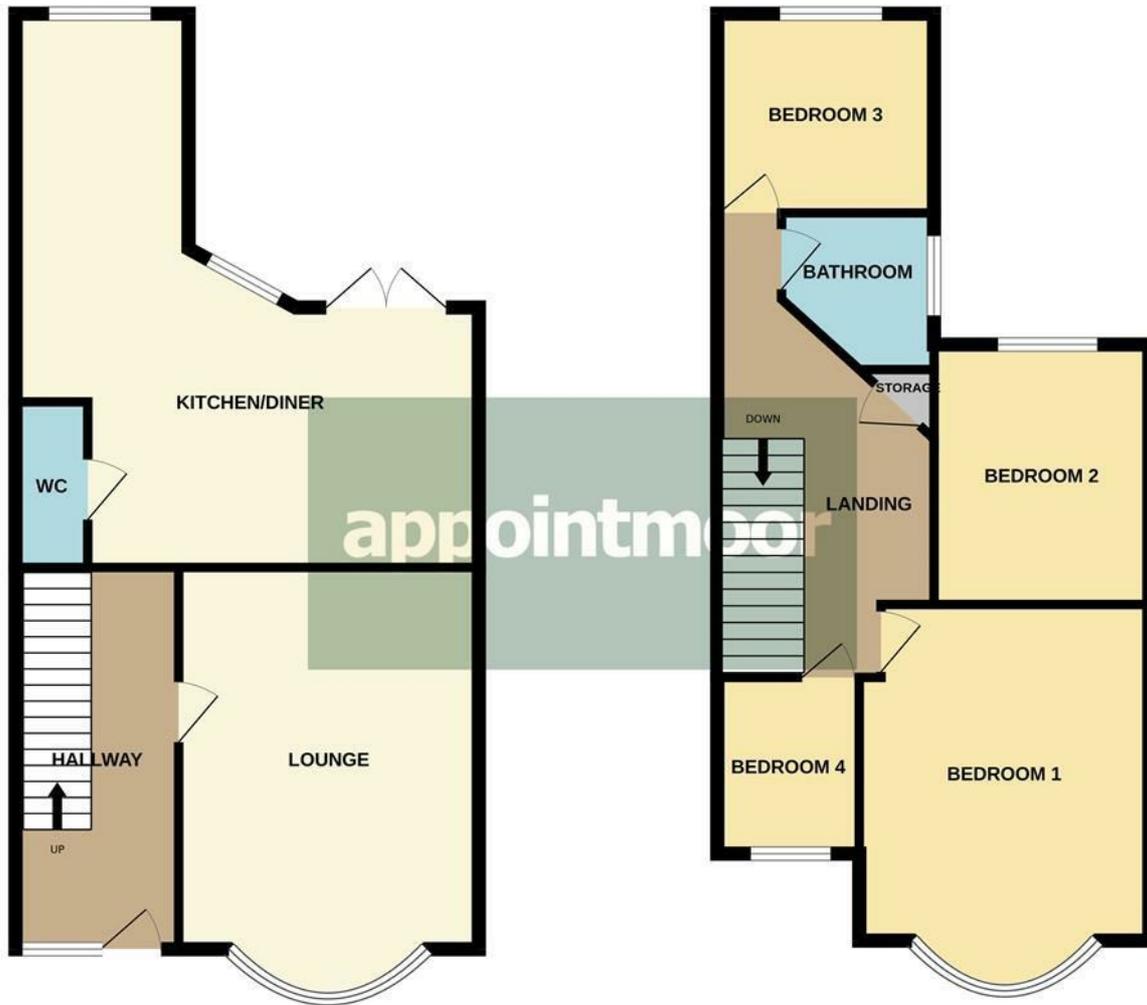
### Front Of Property & Parking

Block paved entrance, on street parking.

### School Catchments

Chalkwell Hall Infant & Junior School  
Chase High School  
Our Lady of Lourdes Catholic Primary School





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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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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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