



FOR SALE

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

£475,000 Freehold

- Semi Detached Property
- 4 Bedrooms
- Three Reception Rooms
- 25' Kitchen Breakfast Room
- Stylish Throughout
- Garage & Parking
- Pleasant Rear Garden
- Close to Local Amenities
- Ideal for Schools
- Fantastic Location

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

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Description

Beautifully presented 4 bedroom semi-detached family home in a popular Westcliff location; ideal for schools, amenities and travel. This fantastic property is stylish throughout with original features and modern touches. To the ground floor is a lounge, dining room, stunning kitchen breakfast room, cloakroom and office space with four bedrooms and family bathroom

to the first floor. Externally there are well kept front and rear gardens, garage and off street parking space.

Entrance

Brick wall enclosed front garden with tiled path to front door. Entrance porch with glazed door and further obscure glazed door into hallway.

Hallway

Welcoming entrance hallway with wooden floor, cast iron radiator, picture rail, dado rail and ceiling rose with light fixture. Stairs to first floor with under stairs storage and cloakroom and doors to all rooms.

Lounge

16'3 into bay x 13'5 (4.95m into bay x 4.09m)
Lounge to front aspect with double glazed bay window, wooden floor, radiator, coving, ceiling rose with light fixture and two wall lights. Feature fireplace with slate heart, wooden mantle and wood burning stove.

Dining Room

9'11 x 15'2 max (3.02m x 4.62m max)
Dining room to rear aspect with double glazed french doors out to garden, fitted carpet, picture rail, skirting and ceiling rose with light fixture. Feature fireplace with tile hearth.

Kitchen Breakfast Room

25'8 max x 10'2 max (7.82m max x 3.10m max)
Spacious kitchen breakfast room having a seating area with radiator, double glazed window and spotlights leading through to kitchen area with double glazed door and window to rear garden, spotlights and high quality lino floor throughout. The kitchen has a range of gloss wall and base units with rolled edge work surface, part subway tiled walls and stainless steel sink & drainer. Integrated appliances include fridge freezer, dishwasher, Bosch double eye level oven, gas hob and extractor hood. Space for washing machine.

WC

4'4 x 2'9 (1.32m x 0.84m)
Under stairs cloakroom with WC and wash hand basin.

Office

10'3 x 7'1 (3.12m x 2.16m)
Office space to rear with laminate flooring, spotlights and power. Double glazed french doors to rear garden and door to garage.

First Floor

Stairs to first floor landing with fitted carpet, picture rail and dado rail, ceiling rose with light fixture and loft hatch. Doors to all rooms.

Master Bedroom

14'4 x 13'6 (4.37m x 4.11m)
Master bedroom to front aspect with double glazed window, fitted carpet, radiator, picture rail, coving and ceiling rose with light fixture.

Bedroom 2

11'7 max x 9'6 (3.53m max x 2.90m)
Bedroom to rear aspect with double glazed bay window, fitted carpet, radiator, coving and light fixture.

Bedroom 3

10'6 x 10'1 (3.20m x 3.07m)
Bedroom to rear aspect with double glazed window to rear aspect, fitted carpet, radiator, coving, picture rail and light fixture.

Bedroom 4

8' x 6'6 (2.44m x 1.98m)
Bedroom to front aspect with double glazed window to front aspect, fitted carpet, radiator, picture rail, coving and light fixture.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)
Contemporary three piece bathroom suite comprising of WC, pedestal wash hand basin and inset bath with tiled side, glass screen, overhead rain shower and deck shower attachment. Tiled floor, part tiled walls, obscure double glazed window to side aspect, chrome heated towel rail, spotlights and extractor fan.

Rear Garden

Pleasant and well kept rear garden with patio and decking area leading to lawn with raised bedding areas and timber fencing.

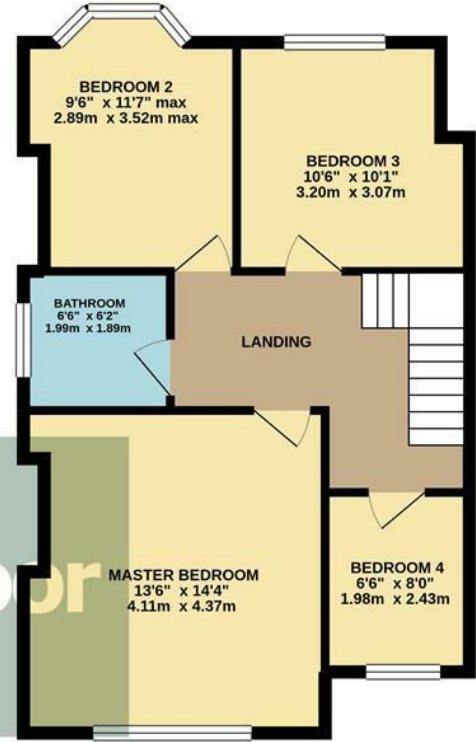
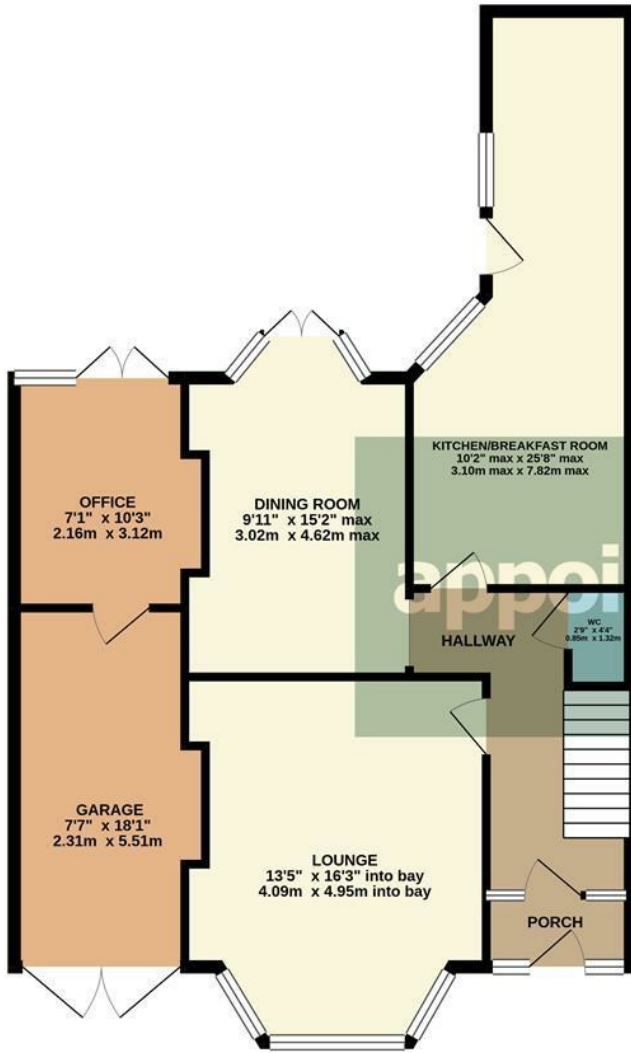
Garage & Parking

Garage with double doors, lighting and power. Off street parking to front aspect.



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
52	
England & Wales	EU Directive 2002/91/EC

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