

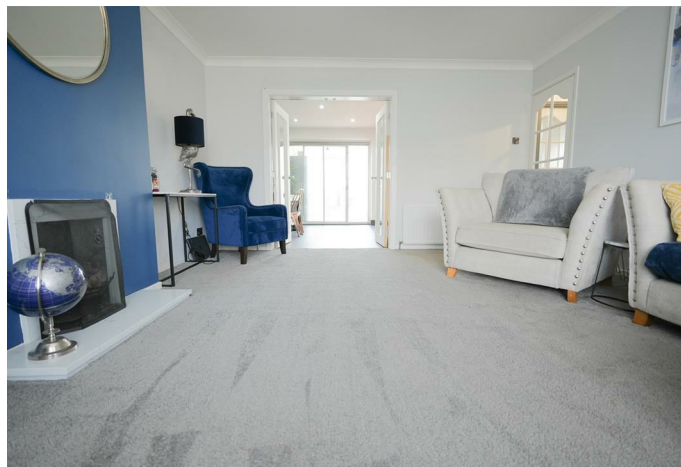
108 Ashurst Avenue, Southend-On-Sea, SS2 4TD
GUIDE PRICE £450,000



PROPERTY DESCRIPTION

****Viewing Highly Recommended**** Guide Price £450,000 - £475,000 - Gateway Residential are delighted to bring to the market this exceptionally appointed semi-detached family home located on the popular Wick Estate and within an excellent school catchment area. With generous sized rooms throughout, this property benefits from a stunning modern kitchen, large conservatory and a converted garage offering a multitude of uses, along with a 55ft South West facing rear garden. A must view!

- 3/4 fantastic-sized bedrooms
- Stunning shaker style kitchen
- Driveway for multiple vehicles
- Modern bathroom, and downstairs W/C
- Large, modern lounge
- 55ft South West facing garden
- Large conservatory
- Massive scope of potential (STPP)
- Popular 'Wick Estate'
- Excellent school catchment





ROOM MEASUREMENTS

Entrance Hall

The property offers a modern and stylish entrance hall, featuring smoothed ceilings, wood wall panelling and wood effect flooring.

Lounge

13'7" x 17'0"

The property offers a great sized lounge featuring smoothed ceilings, fitted blinds, feature chimney breast, double glazed window and glazed internal doors.

Kitchen/Diner

20'7" x 15'10"

The property has a large open plan kitchen diner featuring a range of wall and base level shaker style kitchen units, marble effect worktops, large kitchen island, pantry style storage cupboard, ample space for a dining table and chairs, smoothed ceilings with inset spotlights.

Conservatory

11'3" x 20'7"

Large double glazed conservatory featuring wood effect flooring and providing direct access and views of the garden.

Converted Garage/ Home Office

15'7" x 7'4"

Featuring smooth ceilings and wood effect flooring, double glazed doors provide separate access to the garden.

Downstairs WC

Featuring toilet and wash basin

Master Bedroom

12'3" x 17'0"

Large master bedroom featuring fitted blinds, double glazed window, carpeted flooring and smooth ceilings.

Bedroom Two

12'3" x 12'9"

Featuring wood effect flooring, smooth ceilings and double glazed window providing views over the rear garden.

Bedroom Three

8'0" x 8'0"

Light and airy third bedroom featuring dual aspect double glazed windows, smooth ceilings and wood effect flooring.

Bathroom

8'0" x 9'2"

Large family bathroom offering a walk in shower, WC, hand wash basin, part tiled walls, tiled flooring and heated towel rail.

Garden

55'0"

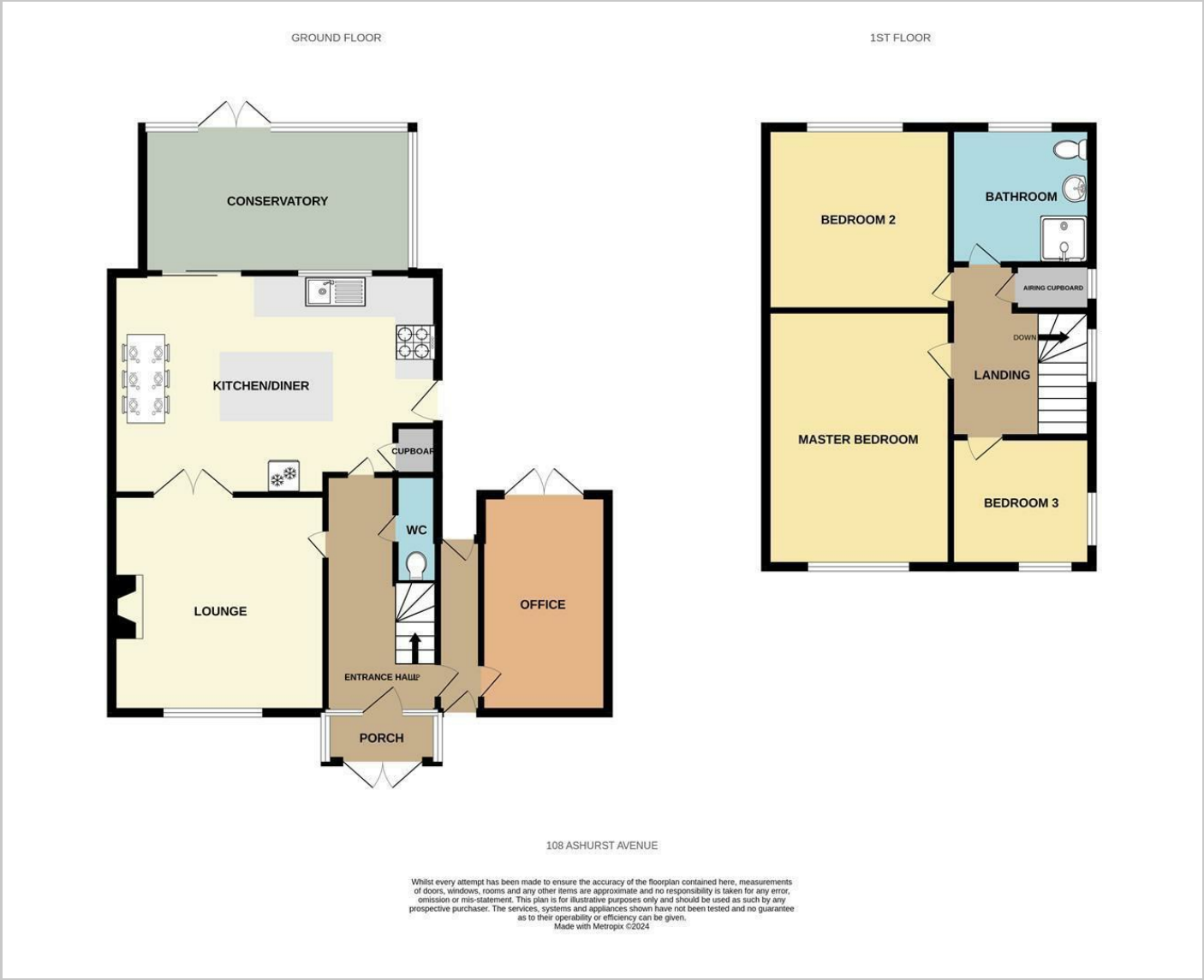
Large south west facing garden approximately 55ft in length, majority laid to lawn with a separate patio and decked seating area, the garden also offers a separate courtyard area which is ideal for dining al fresco.

Driveway

Block paved driveway providing off road parking for two vehicles.



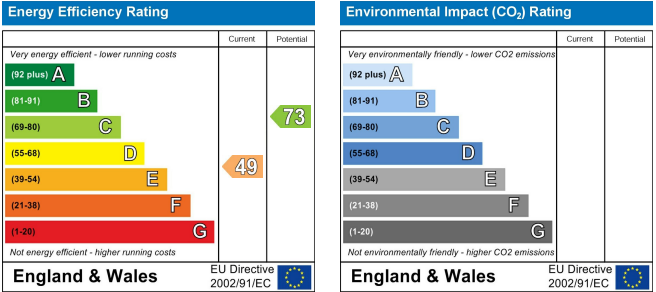
FLOOR PLANS



AREA MAP



ENERGY PERFORMANCE GRAPH



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