

48 Wells Avenue, Southend-On-Sea, SS2 6XJ
OFFERS IN THE REGION OF £375,000

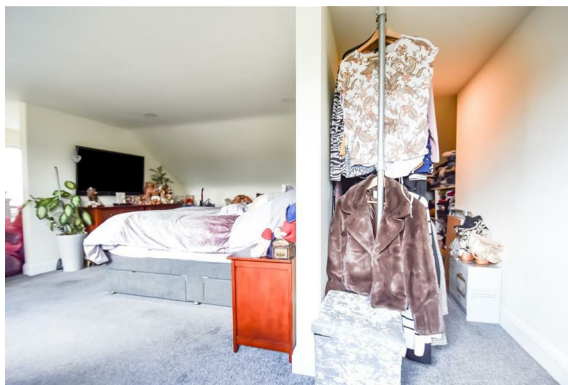


PROPERTY DESCRIPTION

Gateway Residential are delighted to bring to the market this attractive 3-bedroom chalet in a prime Southend location. Situated close to many excellent amenities and local transport links, this property has been carefully appointed throughout by the current owners, boasting spacious open plan living along with a wonderfully large, well-established garden. This property must be viewed ASAP to avoid disappointment!

- Stunning master bedroom suite
- Ample off-street parking
- Immaculate modern bathroom
- A great-sized south facing garden
- Open-plan style ground floor
- Bright and well presented throughout
- Two bedrooms with walk-in wardrobes
- Quiet neighbourhood
- Easy access to an array of local amenities
- Must be viewed!





ROOM MEASUREMENTS

Entrance Hall

Wooden front door leading in from driveway, wood flooring, radiator.

Kitchen

11'6" x 7'5"

Featuring a range of wall and base level units and drawers, fitted worktops and tiled walls, integrated electric oven, gas hob and an extractor over, sink with a rinsers style tap, integrated fridge/freezer, and washing machine, uPVC double glazed windows facing the side, wood effect flooring, opening through to the;

Lounge/Sunroom

20'7" x 8'3"

UPVC Triple glazed windows facing the rear garden and side, French doors also provide access to the garden, smooth plastered walls and ceiling, radiator, carpet laid throughout, opening leads to;

Sitting/Dining Room

10'7" x 12'1"

Smooth plastered walls and ceiling, radiator, carpet laid throughout,

Bathroom

6'5" x 6'4"

Modern fitted bathroom comprising of a shower cubicle with handrail, WC, wash hand basin, obscured upvc double glazed window facing the side, laminate wood effect flooring.

Bedroom 2

11'10" x 10'10"

UPVC Triple glazed window facing the front, smooth plastered walls and ceiling, carpet laid to floor, radiator, feature wall-papered chimney breast, door leads to large walk in wardrobe,

Bedroom 3

8'11" x 7'9"

UPVC Triple glazed window facing the front, smooth plastered walls and ceiling, wood effect flooring, radiator,

1st Floor

Master Suite

15'8" x 16'0"

UPVC Triple glazed window facing the rear garden, smooth plastered walls and ceiling with inset lights, carpet laid to floor, opening leads to large walk-in wardrobe, further opening leads to modern en-suite - comprising a shower cubicle, WC, wash hand basin with vanity unit, obscured upvc triple glazed window facing the rear, tiled flooring,

Garden

246'1" approx

Large well established rear garden, south facing. initially laid to patio and then remainder to lawn with paved pathway. Further patio area towards the end of the garden, large pergola with lighting provides a perfect seating area and large storage shed with electric supply.

Driveway

Block paved driveway provides ample parking for 2 vehicles, side gate provides access to the side of the property and access to the rear garden

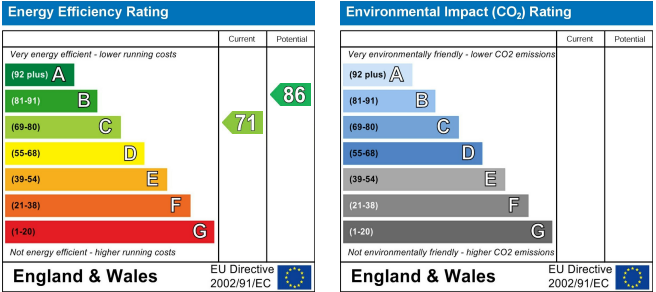
FLOOR PLANS



AREA MAP



ENERGY PERFORMANCE GRAPH



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