



FOR SALE

**Exford Avenue,
Westcliff-On-Sea SS0 0DZ**

Offers In Excess Of £600,000 Freehold Council Tax Band - D539.00 sq ft

- Four Bedroom Semi-Detached Bungalow
- Beautifully Renovated Throughout
- Two Bathrooms
- Two Reception Rooms
- Large Kitchen/Diner Space
- Spacious Bedrooms
- Juliette Balcony
- Large Rear Garden With Side Access
- Driveway With Space For Multiple Vehicles
- No Onward Chain

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

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Description

STUNNING REFURBISHED HOME

In the charming area of Westcliff-On-Sea, this beautifully renovated four-bedroom semi-detached bungalow on Exford Avenue offers a perfect blend of modern living and spacious comfort. This property is designed to cater to the needs of families and individuals alike.

You are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The interior has been tastefully updated, showcasing a gorgeous design that enhances the overall appeal of the home. The four generously sized bedrooms ensure that

everyone has their own private sanctuary, while the two well-appointed bathrooms add convenience for busy mornings.

The large rear garden is a standout feature, providing a tranquil outdoor space for family gatherings or quiet evenings. With direct access to a detached garage, this property offers practical storage solutions and additional versatility. The driveway accommodates parking for several vehicles, making it ideal for families or those who enjoy hosting guests.

Moreover, this bungalow is situated within the catchment area for an outstanding grammar school, making it an excellent choice for families seeking quality education for their children.

Porch

UPVC door to entrance, tiled flooring, double glazed window to front aspect, spotlight lighting.

Hallway

Wooden flooring, radiator, spotlight lighting.

Lounge

12'9 x 11'5 (3.89m x 3.48m)

Wooden flooring, radiators, spotlight lighting.

Kitchen/Diner

17'10 x 15'5 (5.44m x 4.70m)

Wooden flooring, radiators, double glazed window to rear aspect, double glazed skylights, double glazed bifold doors to rear aspect, base & wall mounted units, worksurfaces with stainless steel sink & drainer incorporating mixer tap, integrated oven, 4 point hob with extract over, integrated dishwasher, integrated fridge/freezer, integrated microwave, built in kitchen island, spotlight lighting.

Utility Room

Tiled flooring, base & wall units, space and plumbing for washing machine, radiator, double glazed obscure door to side aspect, spotlight lighting.

Bedroom 2

12'4 x 10'3 (3.76m x 3.12m)

Wooden flooring, radiator, double glazed bay window to front aspect, original single glazed obscure glass stained window to side aspect, spotlight lighting.

Bedroom 3

11'9 x 9'7 (3.58m x 2.92m)

Wooden flooring, radiator, double glazed internal window to front aspect, spotlight lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, low level W/C, panelled bath with shower system over, wall mounted vanity unit with hand basin, tiled walls, spotlight lighting.

Bedroom 4

9'2 x 6'3 (2.79m x 1.91m)

Wooden flooring, radiator, double glazed window to side aspect, spotlight lighting.

Landing

Carpet flooring, spotlight lighting.

Bedroom 1

22'10 x 18'11 (6.96m x 5.77m)

Wooden flooring, radiator, double glazed skylights to front aspect, double glazed window to rear aspect, double glazed French doors to Juliette balcony, spotlight lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed skylight, tiled walls, walk in shower cubicle, hand basin, low level W/C, spotlight lighting.

Garage

Wooden barn style doors to entrance, concrete flooring.

Rear Garden

Patio seating area, laid lawn, side access.

Front Of Property & Parking

Block paved driveway with parking for several vehicles, laid lawn.

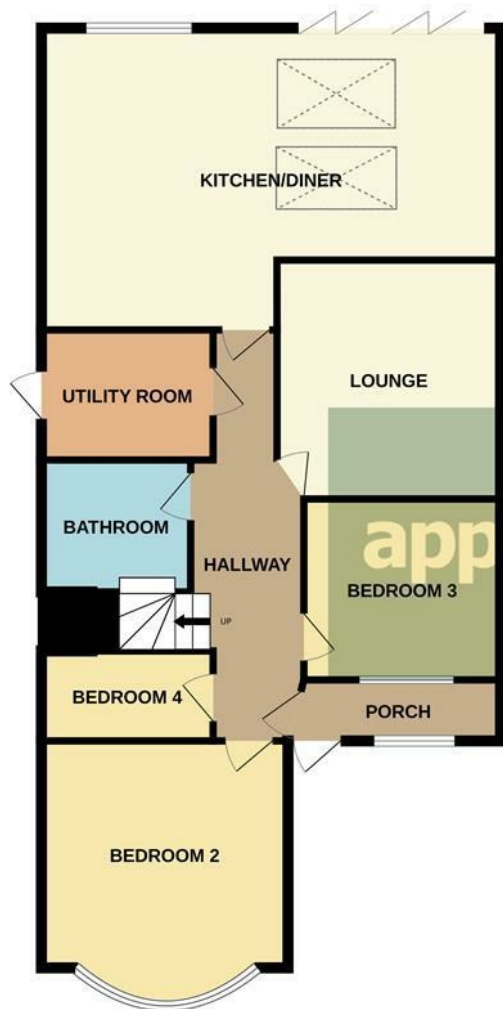
School Catchments

The Earls Hall Primary School

St Thomas Moore

The Eastwood Academy





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	EU Directive 2002/91/EC	

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk