

# **FOR SALE**

## **Beedell Avenue.** Westcliff-On-Sea SSO 9JW

Asking Price £350,000 Freehold Council Tax Band - C









1001.81 sq ft

- A Spacious Three Bedroom Family Home
- Two Reception Rooms To The Ground Floor
- Open Plan Kitchen/Dining Room
- Separate Relaxing Lounge
- Potential To Extend Into The Loft With Correct Planning
- West Backing Rear Garden
- Being Offered With No Onward Chain
- Walking Distance To Priory Park and Chalkwell Park
- Close Proximity To Shops, Transport Links and Restaurants
- Popular Westcliff Location

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### **Description**

\*NO ONWARD CHAIN\*

This three bedroom terraced house boasts two welcoming reception rooms which include a separate lounge perfect for relaxation, and an open plan kitchen and dining area that encourages family gatherings and entertaining.

The first floor features three generously sized bedrooms and a well-appointed three-piece bathroom suite. There is a nice blend of character and modern features throughout the property which creates a warm and welcoming atmosphere.

There is the potential for further development, with the possibility of extending into the loft, subject to obtaining the necessary planning permissions. This flexibility allows for the opportunity to tailor the home to your specific needs.

The west-facing garden captures sunlight throughout the day, making it an ideal space for outdoor activities, gardening, or simply enjoying the pleasant weather. Additionally, the property is conveniently located within walking distance to both Priory Park and Chalkwell Park, offering beautiful green spaces for leisure and recreation

In summary, this three-bedroom family home on Beedell Avenue is a perfect blend of comfort, character, and potential, making it an ideal choice for those looking to settle in a vibrant community.

#### Measurements

Lounge - 15'5 x 12'6 (4.70m x 3.81m)
Dining Room - 15'3 x 10'5 (4.65m x 3.18m)
Kitchen - 8'2 x 7'9 (2.49m x 2.36m)
Bedroom 1 - 15'6 x 10'8 (4.73m x 3.27m)
Bedroom 2 - 12'6 x 9'1 (3.81m x 2.78m)
Bathroom - 8'0 x 7'8 (2.44m x 2.34m)
Bedroom 3 - 6'3 x 8'7 (1.91m x 2.62m)

#### Interior

Upon entering the internal hallway you will see the stairs leading to the first floor and doors leading to the lounge and dining room. The lounge is situated to the front of the property and offers ample space for two sofas and has plenty of character with the stained glass windows, high ceiling and cornice coving. The dining room opens up through to the kitchen which has space for all appliances and fitted wall and base units. A double glazed door leads out from the dining room to the West backing garden. The first floor to this family home provides three generous bedrooms with the main bedroom being located to the front with fitted wardrobes and a

lovely bay window. The rear bedroom also has fitted wardrobes and the third bedroom fits a double bed. The three piece modern bathroom suite completes the first floor with loft access on the landing.

#### Exterior

The front of the property is private with shrubbery and a low level brick wall. The rear garden is a fantastic sun trap being wets backing and is low maintenance with fence to boundaries and shrubbery to keep the garden private.

#### **School Catchment Area**

The Westborough School Chase High School

#### Tenure

Freehold

















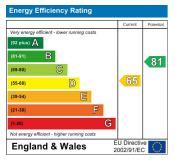


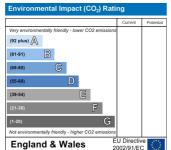
GROUND FLOOR 1ST FLOOR





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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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



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