



Clifton Avenue, Eastham

£210,000



LESLEY HOOKS
ESTATE AGENTS





This charming three-bedroom semi-detached home is in immaculate condition and is truly a delightful find for any family. Upon entering, you are greeted by a bright and welcoming entrance hall leading to a cozy lounge, perfect for relaxation. The modern kitchen, adjacent to the spacious dining room, offers ample storage and workspace, with doors that open onto the beautiful rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC is located just off the kitchen, adding practicality to the home's thoughtful layout.

Upstairs, the first floor features three well-proportioned bedrooms, ideal for a growing family, and a contemporary family bathroom. Each room boasts plenty of natural light and space for personalisation.

The property benefits from a good-sized driveway with parking for two cars, providing ease and convenience. The rear garden is a peaceful retreat, featuring a summer house that can be used as a home office or relaxation space. Additionally, the garage has been tastefully converted into a gym, catering to fitness enthusiasts, with extra cupboard storage space and an outdoor store for practicality.

This home truly offers everything a family could wish for, with a perfect balance of comfort, functionality, and style.

Hallway

13'11" (4.24m) x 5'11" (1.8m)

Lounge

13'11" (4.24m) x 11'11" (3.63m)

Downstairs WC

4'4" (1.32m) x 2'8" (0.81m)

Kitchen

17'0" (5.18m) Max x 9'6" (2.9m)

Dining Room

11'7" (3.53m) x 8'0" (2.44m)

Bedroom One

12'4" (3.76m) x 10'2" (3.1m)

Bedroom Two

12'0" (3.66m) x 11'5" (3.48m)

Bedroom Three

8'8" (2.64m) x 8'5" (2.57m)

Bathroom

7'3" (2.21m) x 5'11" (1.8m)

Summer House

10'0" (3.05m) x 6'9" (2.06m)

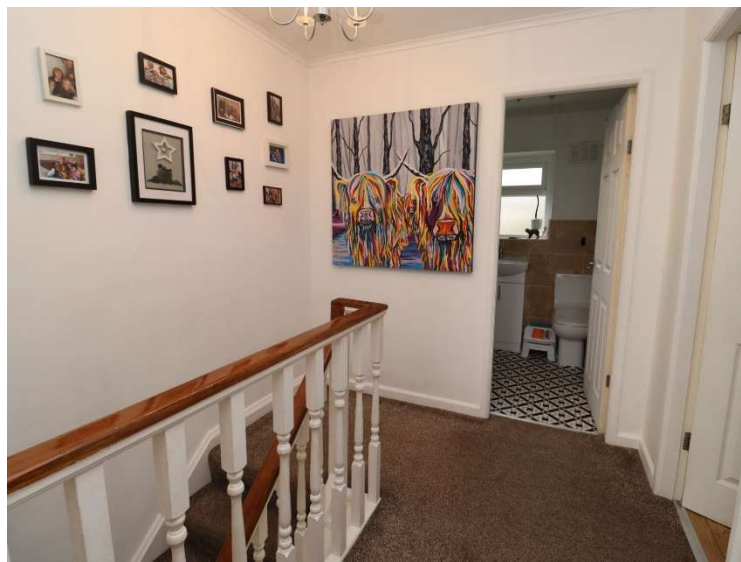
Garage/Gym

8'2" (2.49m) x 6'9" (2.06m)

Outhouse Store

4'5" (1.35m) x 3'5" (1.04m)







GROUND FLOOR
733 sq ft. (68.1 sq m.) approx.

1ST FLOOR
473 sq ft. (43.7 sq m.) approx.



TOTAL FLOOR AREA: 1204 sq ft. (111.8 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of walls, windows, doors and any other items are approximate and we are not responsible to anyone for any error, omission or misstatement. This plan is for illustrative purposes only and should be treated as a guide only. Prospective purchasers: The vendor, estate agent and any other persons named herein do not warrant or guarantee the accuracy of the information contained herein.

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