



* £300,000- £320,000 * CHARMING CHARACTER HOME THAT HAS UNDERGONE A COMPLETE RENOVATION * SOUTH WEST FACING REAR GARDEN * DOORSTEP TO PRITTLEWELL STATION * A gorgeous red brick terraced house that offers bright and spacious accommodation throughout and boasting an impressive kitchen family room, a formal front lounge with a feature fireplace and a newly fitted kitchen with integrated appliances. There is a new set of bi-folding doors which lead out from the kitchen, to a landscaped rear garden that soaks up the sun in the warmer months. To complete the house, there are two double bedrooms upstairs, a utility cupboard housing a combination boiler and a contemporary three piece bathroom suite. Located in a quiet turning, this home is on the doorstep to Prittlewell Station and is a short walk to Southend High Street, Priory Park and St Jones Memorial Playing Fields.

- Terraced house completely renovated from top to bottom
- New double glazed windows and bi-folding doors
- Contemporary 3pc bathroom suite
- New flooring and new oak doors fitted throughout
- Priory Park and St Jones's Memorial Playing Fields close by
- Two double bedrooms
- Impressive open plan kitchen family room opening onto South West facing garden
- Fully fitted shaker style kitchen with new integrated appliances
- Southend Grammar School within the area
- Moments from Prittlewell Station and a short walk to Southend High Street

Station Avenue

Southend-on-Sea

£300,000

Price Guide



Station Avenue



Frontage

Raised stoned front garden area with a traditional pattern tiled path leading to:

Lounge

11'5" x 10'11"

Wooden entrance door to the front with an obscured double glazed window above, new double glazed windows to the front, feature fireplace with a wood mantel, radiator, LVT flooring.

Kitchen Family Area

24'7" x 11'5" > 5'6"

Dining/Sitting Area- Smooth ceiling with a pendant light, newly installed double glazed windows to the rear overlooking the garden, carpeted stairs to the first floor, large understairs storage cupboard, Hive heating control system, LVT flooring, room flowing through to:

Kitchen Area- Smooth ceiling with inset spotlights, newly fitted shaker style kitchen comprising of; wall and base level units with a square edge wooden worktops stainless steel inset sink with a mixer tap, integrated oven with a four ring electric hob with an extractor fan above, integrated fridge freezer on a 70/30 split, integrated dishwasher, set of drawers, cupboard housing a wall mounted combination boiler and plumbing for a washing machine, double glazed aluminium bi-folding doors to the side giving access to the rear garden, underfloor heating, door to:

Bathroom

6'0" x 5'1"

Smooth ceiling with inset spotlights, new obscured double glazed window to the side, paneled bath with a shower attachment and a rainfall head, wall hung chrome heated towel rail, low-level WC, metro tiled splashbacks, vanity unit wash basin, LVT flooring with under floor heating.

Bedroom One

11'5" x 11'0"

Smooth coved ceiling with a pendant light, two new double glazed windows to the front, radiator, carpet, built in cupboard over the stairs.

Bedroom Two

11'5" x 10'11"

Smooth coved ceiling with a pendant light, new double glazed window to the rear overlooking the garden, radiator, carpet.

South West Facing Rear Garden

Commences with a patio area, shingled area leading to the remainder which is a raised artificial lawn area, wooden battened fencing around the lawn perimeter, outside lighting, rear gate giving access to the roadside.

Agents Notes:

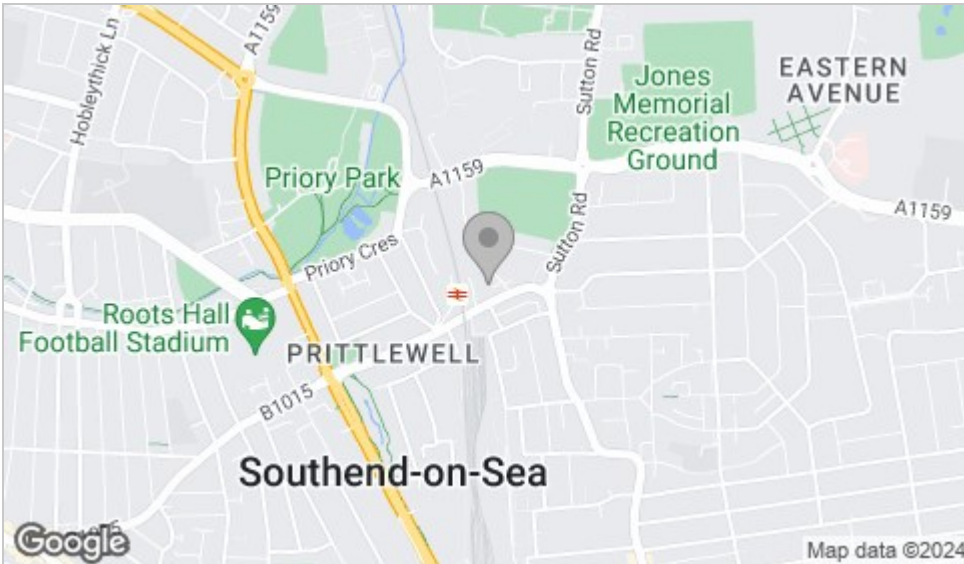
The house has new double glazing, flooring and doors throughout. The kitchen and bathroom is also brand new along with a completely landscaped rear and front garden. There has also been a new roof to rear with new fascias and soffits. Luxury fitted carpets have also been laid upstairs.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

