



\* £375,000 - £400,000 \* No Onward Chain \*  
Sizeable three double bedroom semi-detached family home situated within 0.4 miles of Southend Victoria Train Station for travel links into Central London. Benefits from having two reception rooms, off-street parking for two vehicles and a large West facing garden.

- Beautifully Maintained Semi-Detached House
- Two Large Reception Rooms
- Off-Street Parking for Two Vehicles
- Extensive Kitchen/Breakfast Room
- Close to Sought After Grammar Schools
- Three Generous Double Bedrooms
- West Facing Garden
- An Abundance of Character and Charm
- Within 0.4 Miles of Southend Victoria Train Station
- Double Glazing and Gas Central Heating

## Chelmsford Avenue

Southend-on-Sea

**£375,000**

Price Guide



# Chelmsford Avenue



Bear Estate Agents are delighted to bring to the market this traditional three double bedroom semi-detached family home in Southend-on-Sea. The accommodation is well presented throughout and comprises a bay fronted lounge, dining room with french doors to the rear and an extensive kitchen/breakfast room on the ground floor. Upstairs, you will find three double bedrooms, a three piece bathroom and a WC. To the rear, there is a well proportioned West facing garden, which benefits from a patio seating area and artificial grass, whilst the front benefits from ample off-street parking.

Chelmsford Avenue is ideally located in the centre of Southend-on-Sea close to Southend Victoria Train Station, bus links, the A127 and London Road. Also within a close distance are excellent amenities, well-regarded schools (including sought after Grammar Schools), local parks and the seafront.

## Three Bedroom Semi-Detached House

### Entrance Hall

### Lounge

13'7 x 12'2

### Dining Room

10'10 x 9'9

### Kitchen/Breakfast Room

21'1 x 9'10

### Landing

### Bedroom One

16'1 x 12'5

### Bedroom Two

11'1 x 9'9

### Bedroom Three

9'10 x 9'5

### Three Piece Bathroom

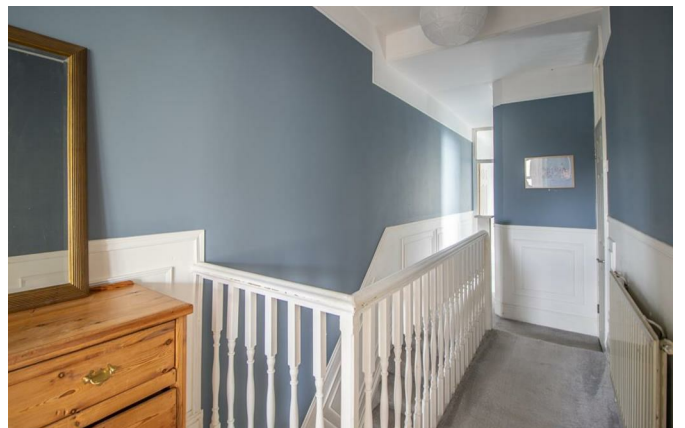
8'3 x 6'10

### WC

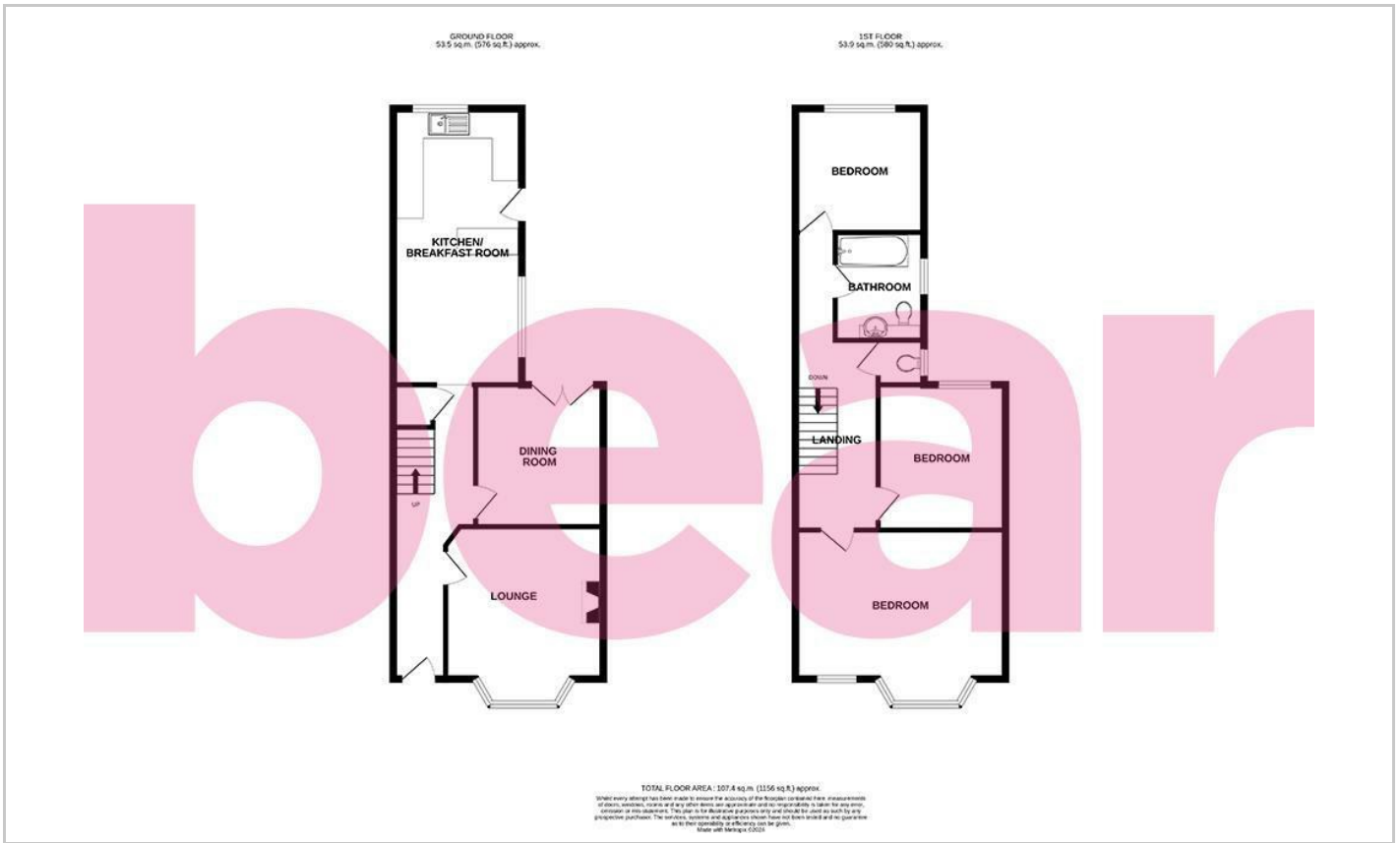
### West Facing Garden

### Off-Street Parking





# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

