



## Eton Walk

Shoeburyness

**£425,000** Price Guide



\* £425,000 - £450,000 \* Three bedroom detached house in Shoeburyness close to local schools and amenities. Well presented throughout and accommodates off-street parking, a garage and a spacious garden, as well as two reception rooms, a WC, utility room and two bathrooms.

- Well Presented Detached House
- Spacious Lounge and a Dining Room
- Kitchen and a Utility Room
- Convenient Ground Floor WC
- Three Bedrooms
- Ensuite to the Master Bedroom and a Three Piece Bathroom
- Well presented Garden
- Off-Street Parking
- Detached Garage
- Double Glazing and Gas Central Heating



# Eton Walk



Bear Estate Agents are excited to welcome to the market, this well presented detached family home in Shoeburyness. Inside, the property accommodates an entrance hall, large lounge, dining room, a kitchen, utility room and a WC on the ground floor, whilst the first floor is home to three bedrooms, an ensuite to the master bedroom and a three piece family bathroom. Externally, there is a well-landscaped rear garden, off-street parking and a detached garage. Extras include double glazing and gas central heating.

Eton Walk is a quiet residential road in Shoeburyness, positioned close to ideal amenities, iconic parks, award winning beaches, well-regarded schools, bus links and train stations.

## **Three Bedroom Detached House**

### **Entrance Hall**

### **Lounge**

18'1 x 10'0

### **Dining Room**

10'4 x 8'9

### **Kitchen**

10'4 x 8'3

### **Utility Room**

### **WC**

### **Landing**

### **Bedroom One**

10'10 x 10'9

### **Ensuite**

### **Bedroom Two**

10'4 x 10'3

### **Bedroom Three**

10'4 x 6'2

### **Bathroom**

### **Garden**

### **Garage**

### **Off-Street Parking**

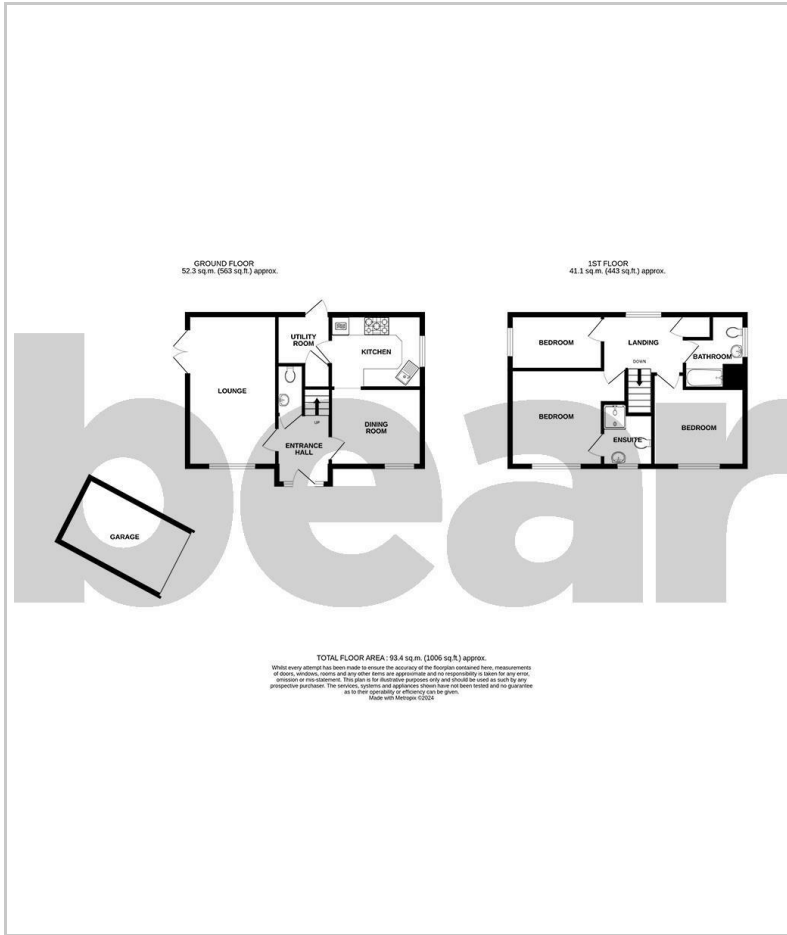


Shoeburyness

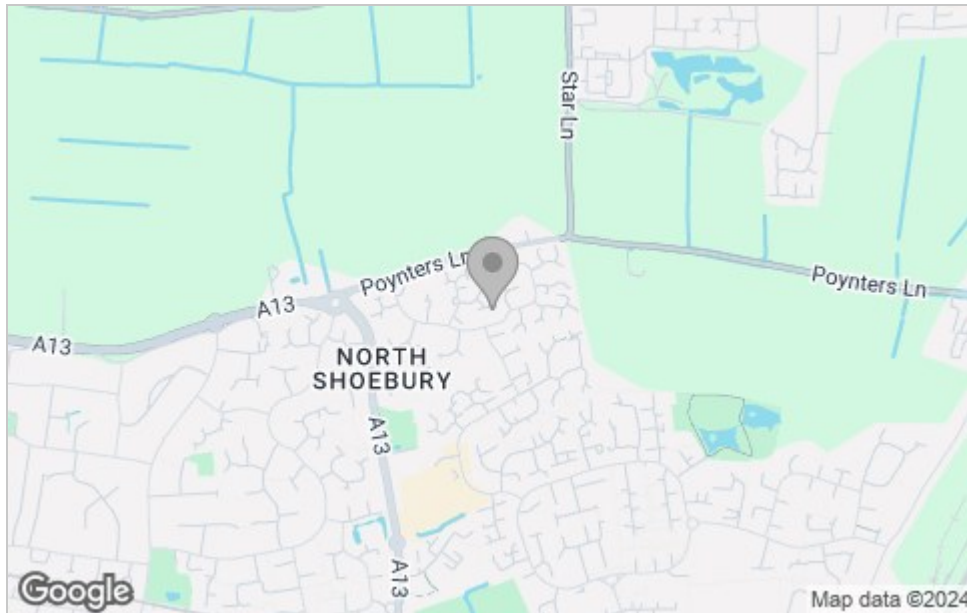




## Floor Plan



## 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.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	