

# bear

*Estate Agents*



\* AESTHETICALLY STUNNING HOME INSIDE & OUT - THREE DOUBLE BEDROOMS AND LARGE GARDEN \* Bear Estate Agents are excited to bring to the market this dramatically improved family home which is within a short walking distance of major rail links, local schools, the seafront and city centre. This will not be around for long so book your visit at the earliest opportunity.

- Stunning Family Home
- Striking Entrance Hallway
- Large Kitchen & Guest w.c
- Large Rear Garden
- Residents Permit Parking Available
- Three Double Bedrooms
- Spacious Living/Dining Room
- Modern Four Piece Family Bathroom
- Potential For Off Street Parking (stpp)
- Central Location Ideal For Commuters

## Chelmsford Avenue

Southend-on-Sea

**£400,000**

Offers Over





# Chelmsford Avenue



The accommodation comprises: An emphatic entrance hallway, guest w.c, spacious living/dining room and large kitchen/breakfast room overlooking the garden. To the first floor there is a grand landing area, three double bedrooms including a superb size principal bedroom and four piece bathroom suite. There is a separate w.c also.

Further benefits include many period features, double glazed windows and gas central heating. The garden measures some 70 feet in length and there is residents permit parking available. There is potential to create parking to the front, subject to the usual consents.

Chelmsford Avenue is a central location and offers easy access to major rail links, local schools, iconic parks and the seafront. Southend City Centre is also close to hand.

## Entrance Hallway

### Guest w.c

### Living/Dining Room

25' x 12'2 reducing to 9'10

### Kitchen/Breakfast Room

19'1 x 9'10

### First Floor Landing

### Grand Principal Bedroom

15'10 x 13'5

### Bedroom Two

10'11 x 9'10

### Bedroom Three

10'3 x 10'0

### Four Piece Bathroom

8'4 x 6'9

### Separate w.c

### Rear Garden

The garden measures some 70 feet in length.

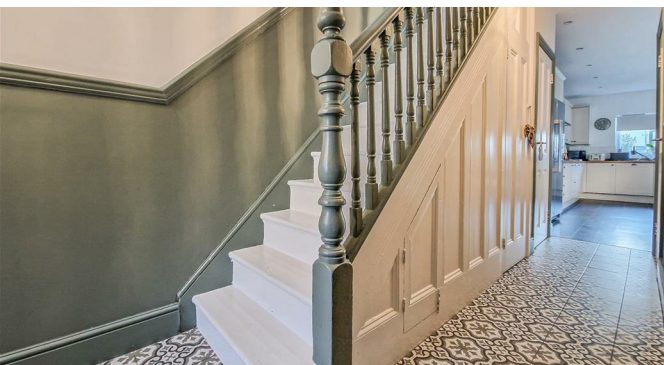
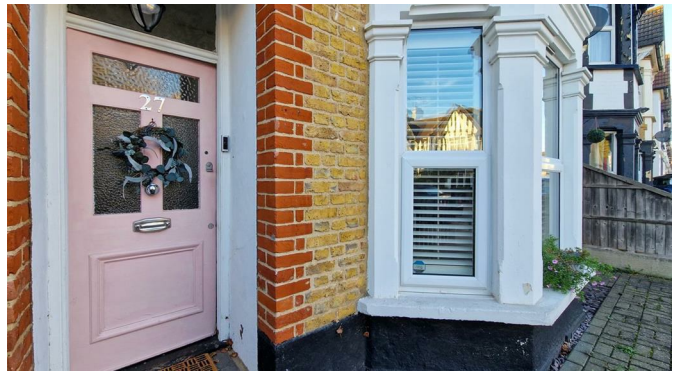
### Frontage

The front of the property is laid to lawn. There is potential to create parking subject to the usual planning consents.

### Residents On-Street Parking

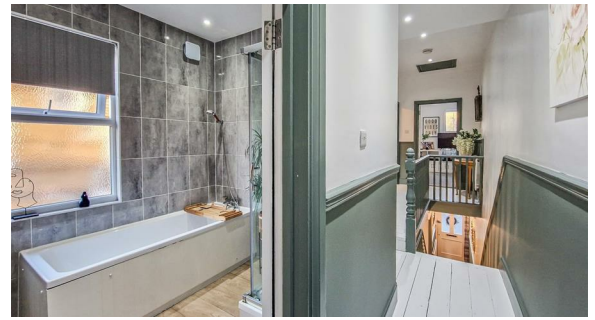
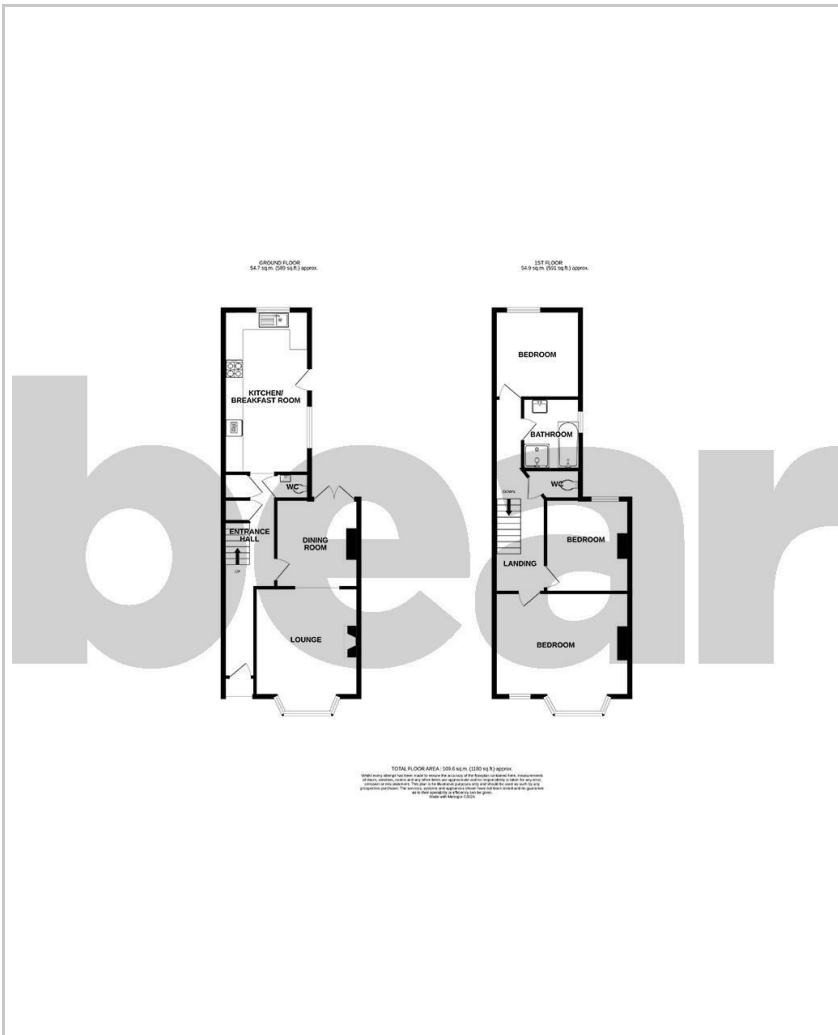
There is residents on street parking available with a permit.



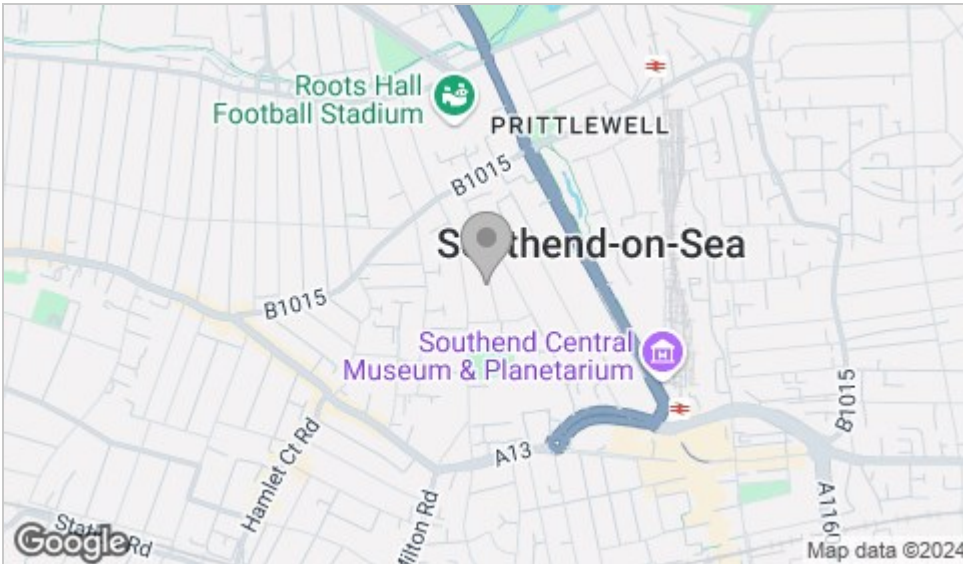




## Floor Plan



## 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

