



Earls Hall Avenue | | Southend-on-Sea | SS2 6PD

Price Guide £475,000

**bear**  
*Estate Agents*



## Earls Hall Avenue | Southend-on-Sea | SS2 6PD Price Guide £475,000

\* £475,000 - £500,000 \* Incredibly spacious and well presented three bedroom semi-detached house boasting a extended living accommodation, a four piece bathroom and ample off-street parking. Presenting a sunny and sizeable South facing garden and a convenient garage.

- Sizeable and characterful three bedroom semi-detached family home
- Off-street parking for three vehicles
- Stylish four-piece bathroom and additional Ground floor WC
- Beautiful eat-in kitchen/breakfast room
- Sought after location close to grammar schools and hospital
- Stunning South facing rear garden with Porcelain patio and additional bar
- Convenient garage
- Extended ground-floor living accommodation
- Sizeable and welcoming entrance hallway
- Easy access to Priory Park and amenities.

Bear Estate Agents are delighted to bring to the market, this incredibly spacious and well presented semi-detached house. This perfect family home offers a sizeable bay fronted lounge which is complemented by a feature fireplace and leads into a spacious conservatory with plenty of space for dining through French doors. There is also a good-sized eat-in kitchen/breakfast room ample, storage and a convenient WC located on the ground floor. Two double bedrooms and one single bedroom are positioned on the first floor, as well as a modern fitted four piece bathroom. Off-street parking for up to three vehicles can be accessed to the front, along with a garage. The extensive South facing garden to the rear has been beautifully landscaped throughout and benefits from having a porcelain patio, bar with mood lighting and external power.

Earls Hall Avenue is a quiet residential road in Southend-on-Sea within walking distance of well-regarded schools and the sought after Southend High School for Boys. The hospital, Priory Park and London Southend Airport are also within easy reach, as well as ideal amenities. For those who commute, the A127, bus links and train lines are easily accessible, making this a perfect location for all.

### Three Bedroom Semi-Detached House







### Entrance Hall

9'8 x 9'5 (2.95m x 2.87m)

### Lounge

25'11 x 11'10 (7.90m x 3.61m)

### Conservatory

20'10 x 12'2<8'7 (6.35m x 3.71m<2.62m)

### Kitchen

17'3 x 10'10<9'5 (5.26m x 3.30m<2.87m)

### WC

### Landing

### Bedroom One

13'1 x 13'0 (3.99m x 3.96m)

### Bedroom Two

13'1 x 9'7 (3.99m x 2.92m)

### Bedroom Three

9'4 x 8'3 (2.84m x 2.51m)

### Four Piece Bathroom

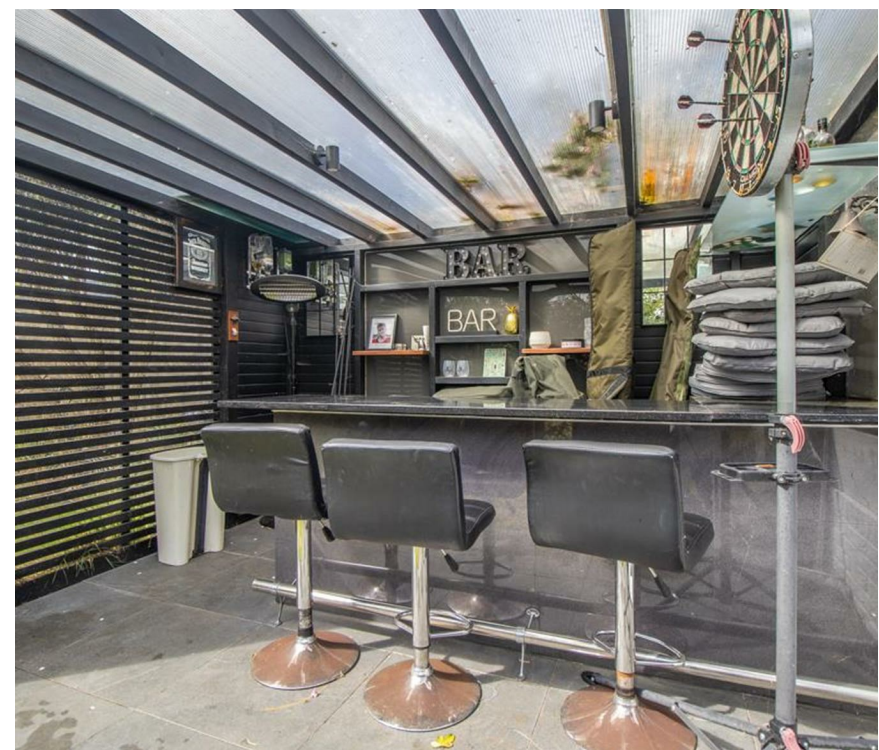
8'5 x 8'3 (2.57m x 2.51m)

### South Facing Garden

### Off-Street Parking

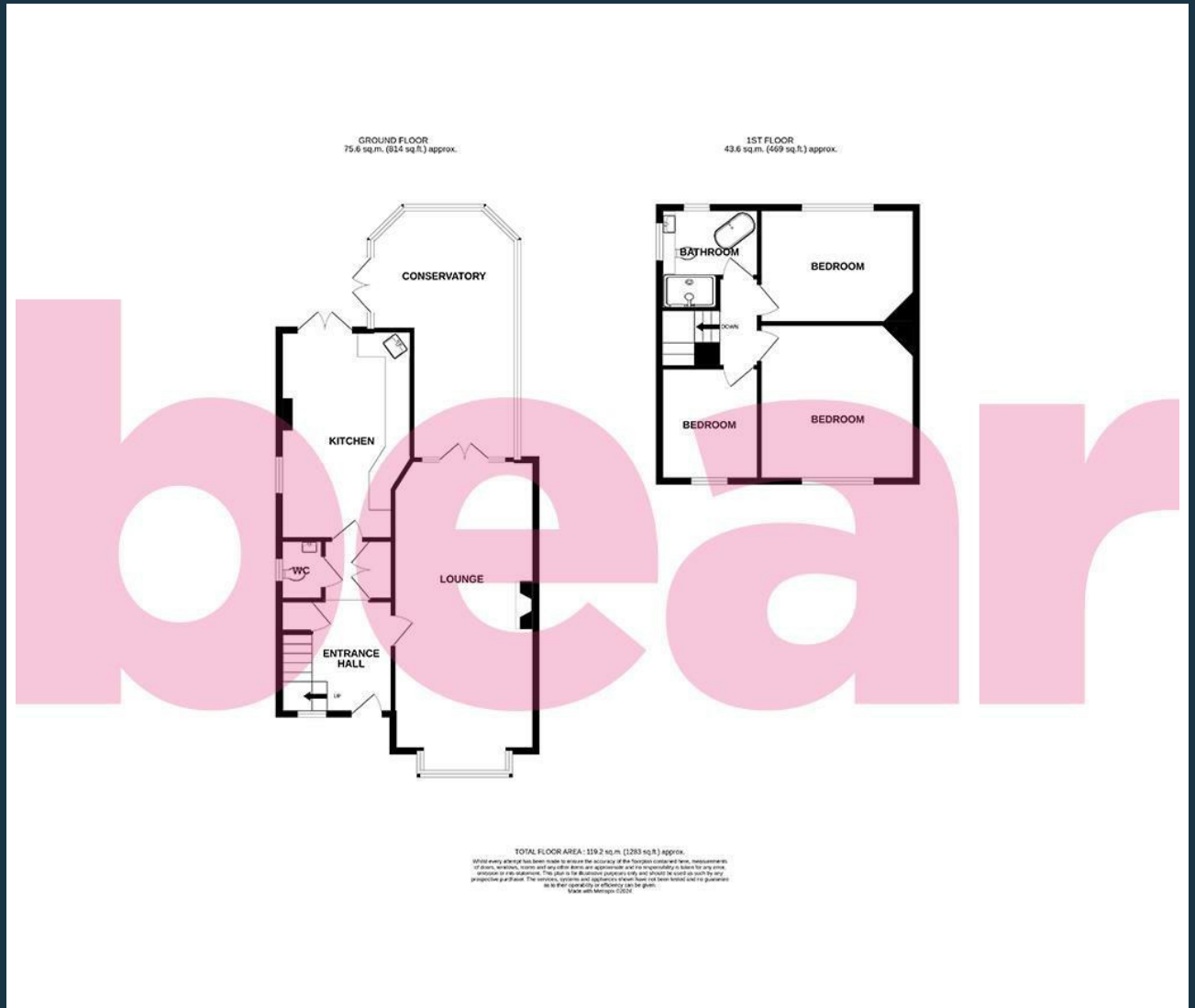
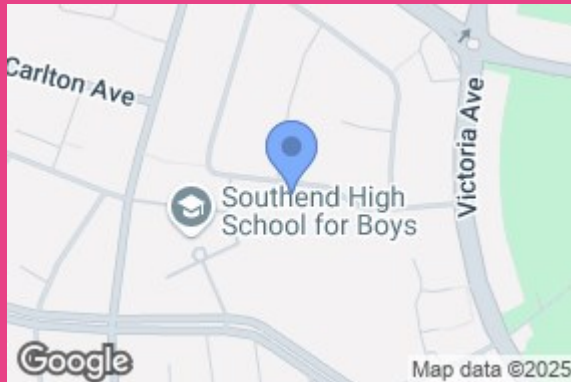
### Garage











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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