



\* £400,000 - £425,000 \* Well presented semi-detached family home boasting three bedrooms, an extensive lounge/diner, a large four piece bathroom suite and a spacious West facing garden. Ideally situated in the centre of Westcliff-on-Sea close to local amenities, travel links and well-regarded schools.

- Well Presented Semi-Detached House
- Open Plan Kitchen/Breakfast Room
- Four Piece Bathroom Suite
- Double Glazing
- Easy Reach of Southend Hospital and Amenities
- Extensive Lounge/Diner
- Three Good Sized Bedrooms
- Large West Facing Garden
- Gas Central Heating
- Close to Excellent Schools

## Ronald Park Avenue

Westcliff-on-Sea

**£400,000**

Price Guide





# Ronald Park Avenue



**\*\* GUIDE PRICE £400,000-£450,000 \*\*** Bear Estate Agents are delighted to welcome to the market, this well presented semi-detached home in Westcliff-on-Sea. Internally, the property accommodates a grand entrance hall which leads to an extensive bay fronted lounge/diner and an open plan kitchen/breakfast room. The first floor offers three well-proportioned bedrooms and a large four piece bathroom suite. Further benefits include a large west facing rear garden, double glazing and gas central heating.

Ronald Park Avenue is located in the centre of Westcliff-on-Sea within easy reach of well-regarded schools, popular amenities, Southend Hospital, iconic parks such as Chalkwell Park and transport links.

## Frontage

Recently landscaped frontage with garden wall, shingle area and a pathway with overhanging front porch and an original wooden and stained glass entrance door leading to:

## Entrance Hallway

Staircase with Carpets runner rising to 1st floor landing, storage area, double radiator, original Cornice, skirting and original floorboards.

## Lounge/Diner

26'3" x 9'9"

New UPVC double glazed bay fronted window as well as a UPVC high-level window to rear aspect and window through to kitchen - breakfast room, exposed brick fireplace with marble hearth, two double radiators, skirting and original floorboards.

## Kitchen/Breakfast Room

15'7" x 10'6"

UPVC double glazed French doors for West facing garden access, skylight as well as for UPVC double glaze windows to rear and sign aspects. Style kitchen units wall - mounted and base level comprising; range Master style cooker with hidden extractor, Butler sink with brush nickel mixer tap, would affect laminate worktops with tiled

splashback, two seater breakfast bar, integrated AEG dishwasher, integrated fridge freezer, wine refrigerator, and wine rack, integrated bin integrated washing machine, spotlighting, vertical column style radiator, tinge, and a tiled floor.

## First Floor Landing

Loft access, possible workstation/desk area skirting and carpet.

## Master Bedroom

14'7 x 9'6

UPVC double glazed bay fronted window, double radiator, skirting and carpet.

## Bedroom Two

11'2" x 9'5"

UPVC double glazed window to rear aspect, double radiator, wall panelling, skirting and carpet.

## Bedroom Three

9'3 x 5'5

UPVC double glazed oriel window to front aspect, double radiator, skirting and carpet.

## Four Piece Family Bathroom

10'5 x 7'1

Obscured UPVC double glazed window to rear aspect, in double shower with drencher head and secondary shower attachment, pan bath with traditional chrome taps and shower attachment, partial wall tiling, column style radiator with chrome towel rail, low level WC, vanity units with wash basin and chrome mixer, extractor fan, mosaic tiled flooring.

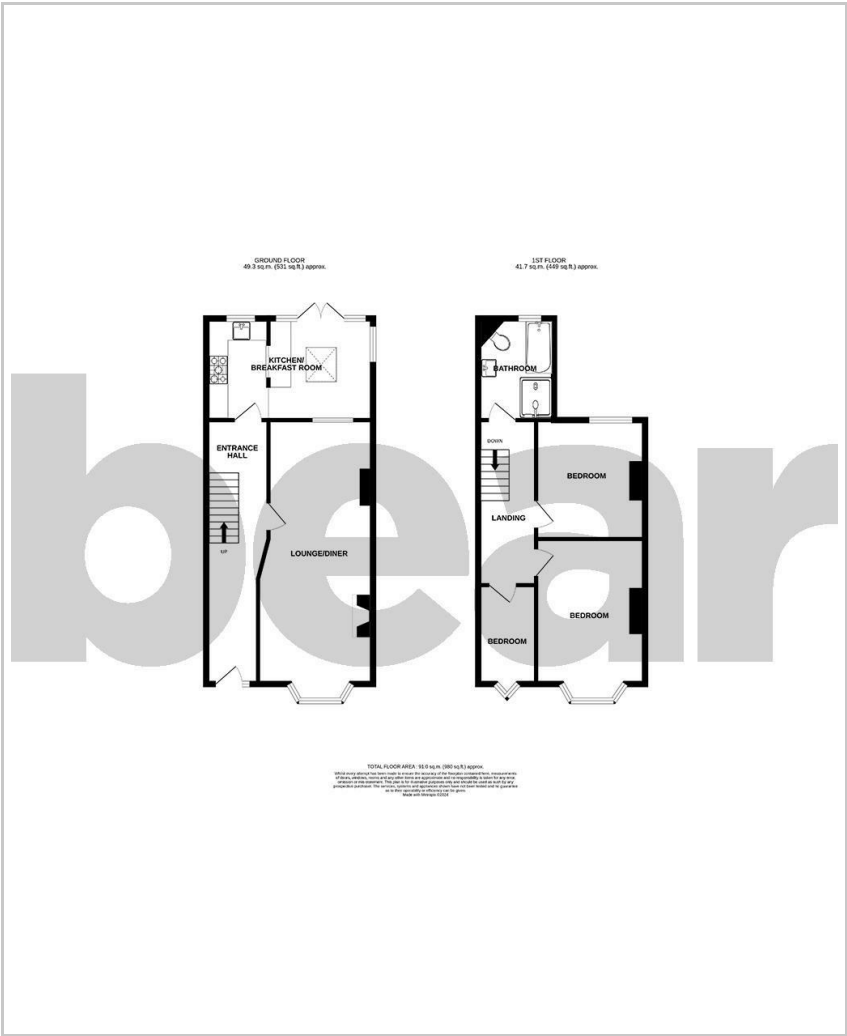
## West Facing Rear Garden

Commences with a hardstanding patio with pathway leading to the rear of the garden with the rest mostly laid to lawn, with fencing and side access to front of property. Shed to remain.





# 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

