# OEaF Estate Agents



- \* Guide Price £350,000 £375,000 \* This well-presented semi-detached home offers spacious interiors with three bedrooms, generous living areas and a south-facing rear garden. Positioned on the sought-after Eastern Avenue, it boasts ample off-street parking and practical external storage. Families will appreciate the school catchment. excellent transport links and nearby amenities.
- Semi-Detached Family Home
- Well-Proportioned Kitchen
- Modern Three Piece Ample Built-in Shower Room
- Large South Facing
   External Storage Rear Garden
- Off-Street Parking for Multiple Vehicles

- Spacious Open Plan Lounge/Diner
- Two Double Bedrooms and One Single
- Storage Throughout
- and WC
- Within Catchment for Good Local Schools

# Eastern Avenue

Southend-on-Sea £350,000

Price Guide









# Eastern Avenue









The property welcomes you via an inviting entrance hall that provides access to a bright and airy open plan lounge/diner, perfect for both family life and entertaining. A wellproportioned kitchen is complemented by convenient understairs storage. Upstairs, the landing benefits from further built-in storage and leads to two double bedrooms, one single bedroom and a modern three-piece shower room. To the rear, a large south-facing garden presents an ideal outdoor retreat with both decking and lawned areas, alongside external storage and an outdoor WC. With the addition of ample off-street parking for multiple vehicles, double glazing and gas central heating, this home offers both comfort and practicality.

Situated along Eastern Avenue in Southend-on-Sea, this property is within catchment for Temple Sutton Primary School and Cecil Jones Academy, making it a desirable choice for families. The area is well-served by reliable bus links, offering easy connections to Southend Town Centre, local train stations and the seafront. A wealth of favoured amenities and nearby parks add further convenience and lifestyle appeal, ensuring this location caters to both everyday needs and leisure.

### **Three Bedroom Semi-Detached House**

**Entrance Hall** 

14'3 x 9'5

**Lounge Area** 13'3 x 11'5

**Dining Area** 10'5 x 10'3

**Kitchen** 12'0>9'10 x 9'1

Landing 8'8 x 5'2

**Bedroom One** 13'3 x 11'5

**Bedroom Two** 12'3 x 9'6

**Bedroom Three** 10'5 x 7'7

**Shower Room** 7'5 x 5'6

Storage

South Facing Garden
External WC and Storage
Ample Off-Street Parking













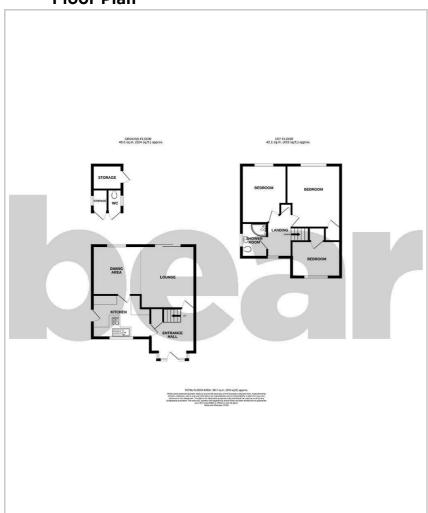








### Floor Plan

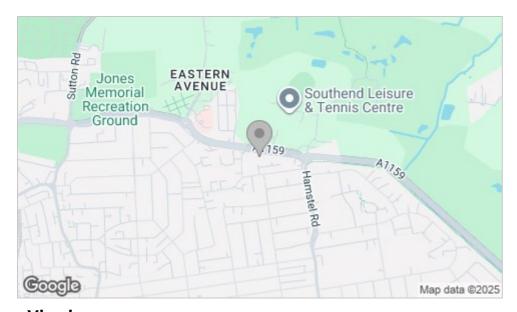








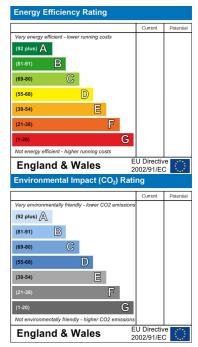
# Area Map



## 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.

### **Energy Efficiency Graph**



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