



\* £525,000 - £550,000 \* Sizeable and characterful three bedroom detached family home, positioned on the well regarded Boston Avenue to offer convenient access to a wealth of fantastic travel links, amenities and schools. Boasting a large rear garden and off-street parking for multiple vehicles. A must view family home.

- Sizeable detached family home
- Sizeable Rear Garden with Beautiful Summerhouse
- Boasting an Abundance of Character and Charm
- Double Glazing and Gas Central Heating
- Easy Reach of Sought After Grammar Schools
- Generous Accommodation Throughout
- Off-Street Parking for Multiple Vehicles
- A Four Piece Family Bathroom plus a Convenient Ground Floor WC
- Convenient Location Close to Amenities
- Close to Travel links into Central London

## Boston Avenue

Southend-on-Sea

**£525,000**

Price Guide



# Boston Avenue



Bear Estate Agents are excited to present this delightful three bedroom detached family home. The property boasts a wealth of character and charm throughout, whilst benefitting from an ultra convenient location. The home is primely positioned to offer access to a selection of highly regarded Grammar Schools, whilst Southend Hospital is also within easy reach of the home. The nearby Southend High Street provides a wealth of entertainment and eateries, alongside train stations providing direct access into Central London. Southend Bus Station is also easily accessible, connecting the home with other local towns and amenities.

Internally the property is of a fantastic size and boasts a great deal of character. Accessed via a large and welcoming entrance hallway, the main living accommodation comes in the form of a sunny bay-fronted lounge which benefits from a feature fireplace. A well proportioned kitchen leads onto a wonderful dining area which overlooks the rear garden. A convenient ground floor WC concludes the accommodation on the lower level. Stairs to the first floor lead to two generous double bedrooms, both of which span the entire width of the property alongside a single bedroom and a large four-piece bathroom. Externally the property boasts a sizeable rear garden which has the added benefit of a beautiful summerhouse and ample off-street parking to the front of the property.

## Three Bedroom Detached House

### Entrance Hall

### Lounge

16'10 x 13'5

### Dining Room

16'10 x 11'6

### Kitchen

10'7 x 10'1

### WC

6'1 x 4'9

### Landing

### Bedroom One

16'10 x 11'6

### Bedroom Two

16'10 x 11'4

### Bedroom Three

9'7 x 7'11

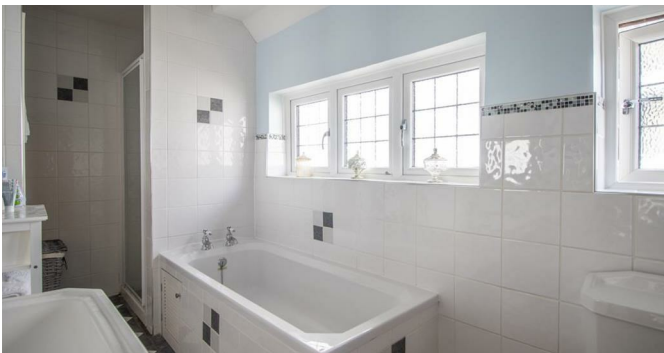
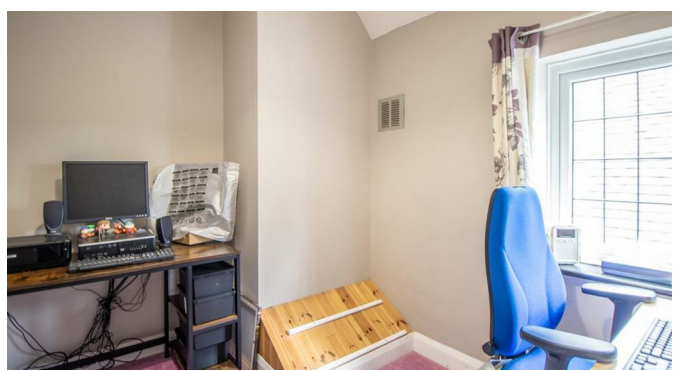
### Four Piece Bathroom

17'8 x 5'9

### Garden

### 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.

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.

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## Energy Efficiency Graph

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		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		