



## **Ashurst Avenue, Southend-On-Sea, SS2 4TD**

### **Guide price £475,000**

**\*\*Viewing Highly Recommended\*\*** Guide Price £475,000 - £500,000 - Quality Street are delighted to bring to the market this exceptionally appointed semi-detached family home located on the popular Wick Estate and within an excellent school catchment area. With generous sized rooms throughout, this property benefits from a stunning modern kitchen, large conservatory and a converted garage offering a multitude of uses, along with a 55ft South West facing rear garden. A must view!

# PROPERTY DESCRIPTION

- 3/4 fantastic-sized bedrooms
- Driveway for multiple vehicles
- Large, modern lounge
- Large conservatory
- Popular 'Wick Estate'
- Stunning shaker style kitchen
- Modern bathroom, and downstairs W/C
- 55ft South West facing garden
- Massive scope of potential (STPP)
- Excellent school catchment

## Entrance Hall

The property offers a modern and stylish entrance hall, featuring smoothed ceilings, wood wall panelling and wood effect flooring.

## Lounge

13'6" x 16'11" (4.133 x 5.175)

The property offers a great sized lounge featuring smoothed ceilings, fitted blinds, feature chimney breast, double glazed window and glazed internal doors.

## Kitchen/Diner

20'6" x 15'10" (6.266 x 4.837)

The property has a large open plan kitchen diner featuring a range of wall and base level shaker style kitchen units, marble effect worktops, large kitchen island, pantry style storage cupboard, ample space for a dining table and chairs, smoothed ceilings with inset spotlights.

## Conservatory

11'3" x 20'7" (3.435 x 6.280)

Large double glazed conservatory featuring wood effect flooring and providing direct access and views of the garden.

## Converted Garage/ Home Office

15'6" x 7'3" (4.745 x 2.230)

Featuring smooth ceilings and wood effect flooring, double glazed doors provide separate access to the garden.

## Downstairs WC

Featuring toilet and wash basin

## Master Bedroom

12'3 x 17 (3.73m x 5.18m)

Large master bedroom featuring fitted blinds, double glazed window, carpeted flooring and smooth ceilings.

## Bedroom Two

12'3 x 12'9 (3.73m x 3.89m)

Featuring wood effect flooring, smooth ceilings and double glazed window providing views over the rear garden.

## Bedroom Three

8x8 (2.44mx2.44m)

Light and airy third bedroom featuring dual aspect double glazed windows, smooth ceilings and wood effect flooring.

## Bathroom

8 x 9'2 (2.44m x 2.79m)

Large family bathroom offering a walk in shower, WC, hand wash basin, part tiled walls, tiled flooring and heated towel rail.

## Garden

55 (16.76m)

Large south west facing garden approximately 55ft in length, majority laid to lawn with a separate patio and decked seating area, the garden also offers a separate courtyard area which is ideal for dining al fresco.

## Driveway

Block paved driveway providing off road parking for two vehicles.

# PROPERTY PHOTOS



# FLOORPLANS

GROUND FLOOR

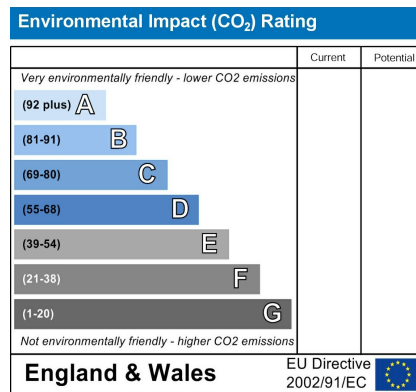
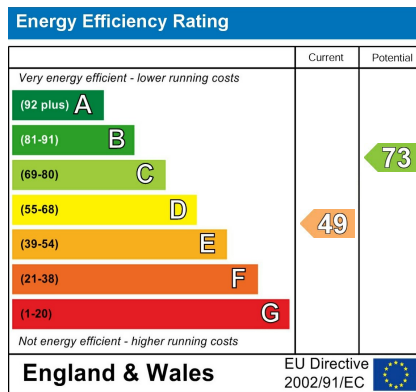
1ST FLOOR



108 ASHURST AVENUE

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## ENERGY RATING



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