



* DETACHED * PARKING * GARAGE * OPEN-PLAN LIVING * GREAT LOFT CONVERSION POTENTIAL S.T.P. * This charming period home offers parking to the front and a single garage, a low maintenance garden and no onward chain! Downstairs there is an open-plan lounge/diner and separate kitchen while upstairs are three bedrooms, two of which have built-in wardrobes, and a three-piece family bathroom. The home is nearby great amenities and bus links and Chalkwell Park is at the top of the road. Chalkwell Station, Leigh Road/the Broadway and Southend hospital are all a walk away, with the grammar schools nearby and Chalkwell Hall Primary and Belfairs Academy both within the catchment area.

- Detached house
- Garage
- Huge potential for loft conversion (s.t.p.)
- Amenities and bus links nearby
- Period character
- Parking for two
- Open-plan lounge/diner
- Chalkwell Park at the top of the road
- Walk to the grammar schools and Chalkwell Train Station
- No onward chain

St. Georges Park Avenue

Westcliff-On-Sea

£395,000

Offers Over



St. Georges Park Avenue



Frontage

Block paved driveway providing two parking spaces, access to the garage, garden wall and planting for privacy, side access, door leading to:

Entrance Hall

Column style radiator, carpeted staircase rising to first floor landing, understairs storage cupboard, skirting, wood effect laminate flooring.

Lounge-Diner

31'9" x 10'9"

Double glazed bay fronted window and double glazed patio doors for garden access, feature fireplace, two radiators, coving, skirting, wood effect laminate flooring.

Kitchen

14'11" x 5'10"

Two double glazed windows and a door for garden access, shaker style kitchen units both wall-mounted and base level comprising; integrated oven, electric hob with extractor over, laminate worktops, stainless steel sink and a half and drainer with mixer tap, space for appliances, radiator, skirting, tiled flooring.

First Floor Landing

Double glazed window to side aspect, loft access (huge loftspace ideal for conversion s.t.p.), skirting, carpet, doors to all rooms.

Master Bedroom

15'10" x 9'8"

Double glazed bay fronted window, built-in wardrobes, radiator, skirting and carpet.

Bedroom Two

Double glazed window to rear aspect, built-in wardrobes with sliding doors, radiator, skirting and carpet.

Bedroom Three

8'11" x 5'4"

Double glazed window to front aspect, radiator, skirting and carpet.

Three-Piece Family Bathroom

6'11" x 5'10"

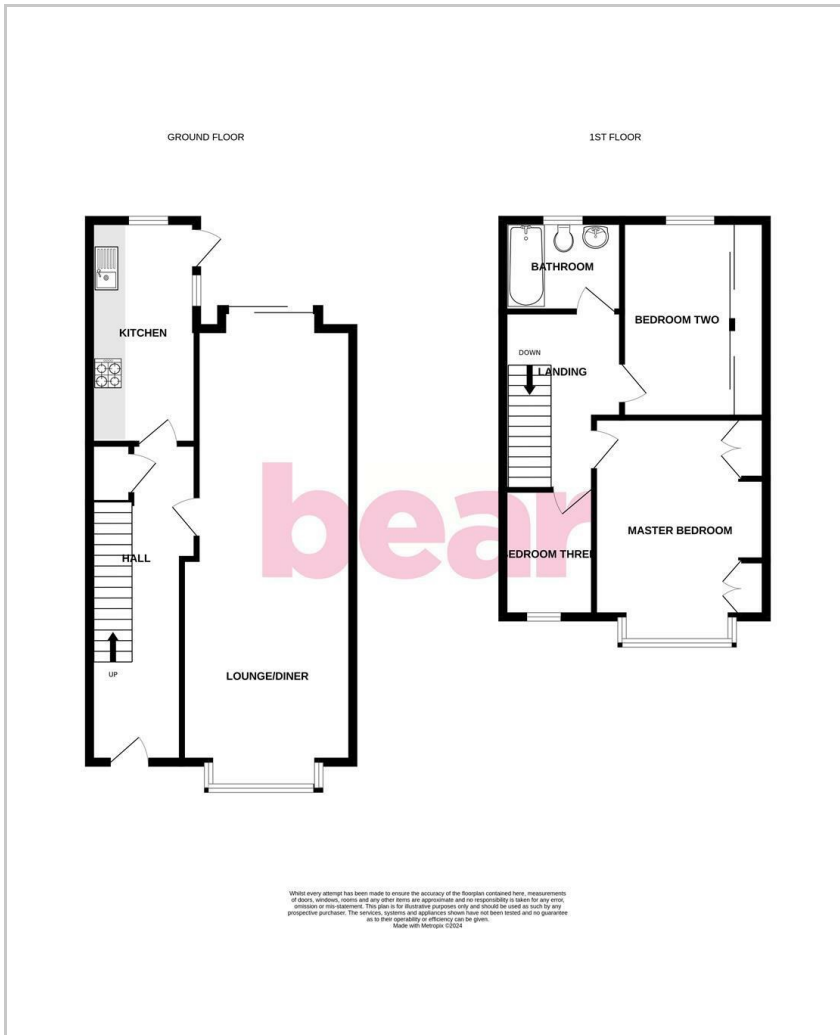
Double glazed window to rear aspect, bath with shower over, pedestal washbasin with chrome mixer tap, low-level w/c, wall-mounted mirrored cupboard, chrome towel radiator, wall and floor tiling.

Garden

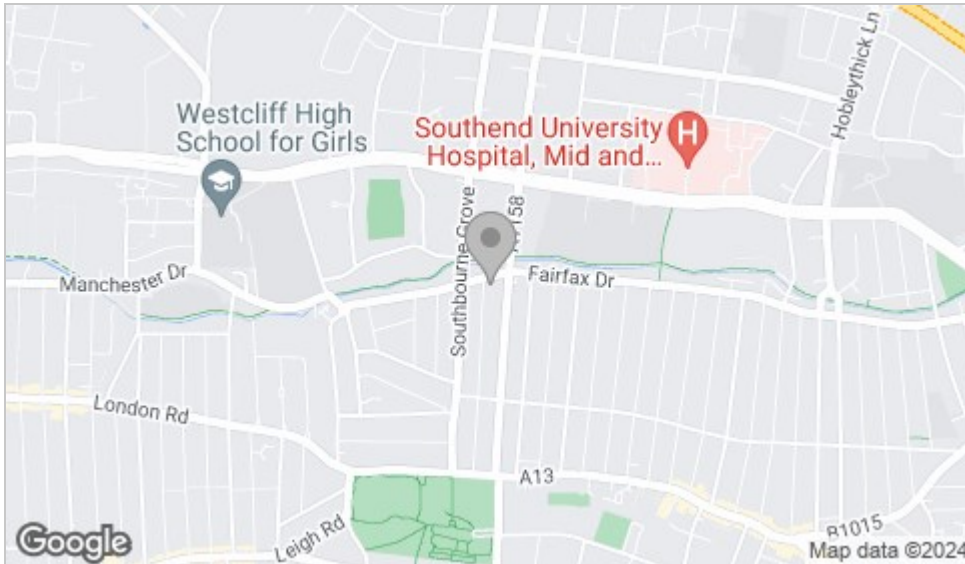
Paved seating area, shingled area, planting, fencing, side access and access to rear of garage.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	