



GUIDE PRICE £400,000 - £450,000 This stunning four-bedroom end of terrace house on Glenwood Avenue, Westcliff On Sea, offers a perfect blend of modern living and traditional charm. The property boasts spacious living areas, a contemporary kitchen, and sleek bathrooms, all finished to a high standard. With off-street parking for two cars and a private garden, this home is ideal for families looking for comfort and convenience.

Situated in a sought-after location, this home is within easy reach of local amenities, reputable schools, and excellent transport links. Whether you're commuting to London or exploring the local area, this property provides the perfect base for a vibrant and connected lifestyle.

Tenure and Council Tax  
Tenure: Freehold  
Council Tax Band: D

- Modern Kitchen and Bathrooms
- Spacious Living Areas
- Private Garden
- Off-Street Parking for 2 Cars
- Freehold Tenure
- Close to Local Amenities and Schools
- End of Terrace
- 4 Bedrooms

## Glenwood Avenue

Westcliff-on-Sea

**£400,000**

Price Guide





# Glenwood Avenue



## Property Detail

Upon entering the property, you are greeted by a welcoming hallway that leads to the spacious living areas. The lounge, located at the front of the house, features large windows that flood the room with natural light, creating a bright and airy atmosphere. The modern kitchen, equipped with high-end appliances and ample storage, flows seamlessly into the dining area, making it perfect for family meals and entertaining. A convenient utility room and a sleek bathroom complete the ground floor layout.

The first floor comprises two well-proportioned bedrooms, each offering comfort and style. The master bedroom features built-in wardrobes and large windows, providing a peaceful retreat. The additional bedrooms are ideal for children, guests, or a home office. The contemporary family bathroom, finished with high-quality fixtures and fittings, serves the bedrooms on this floor. The second floor is home to two further double bedrooms.

## Exterior

Externally, the property benefits from a private garden, perfect for outdoor activities and relaxation. The garden is well-maintained and offers a mix of lawn and patio areas. The off-street parking for two cars is a significant advantage, providing convenience and security.

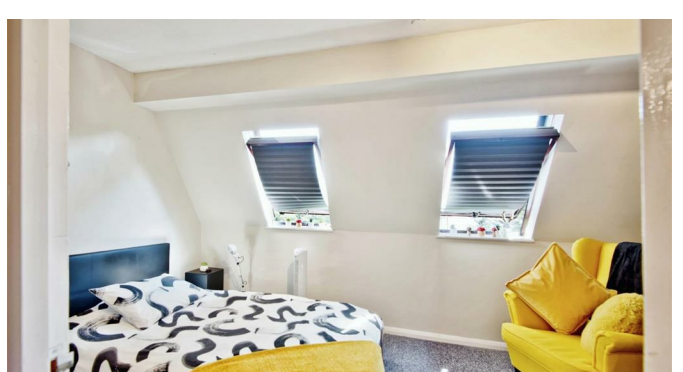
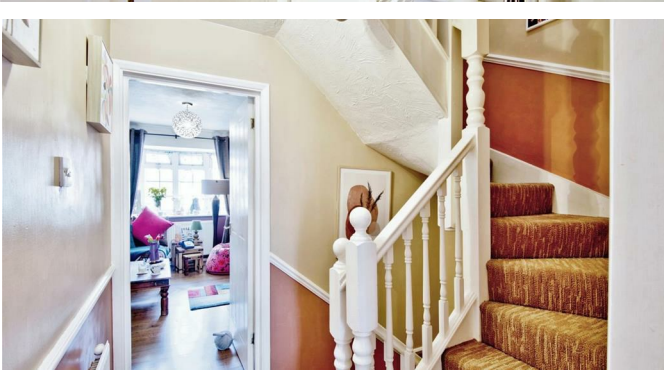
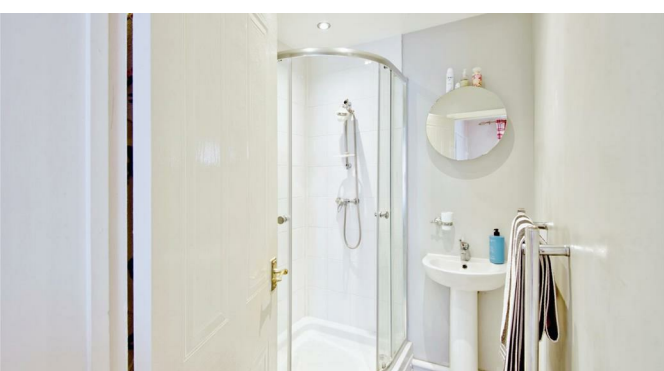
## School Catchment

The property is located within the catchment area of several reputable schools, making it an excellent choice for families. The proximity to local schools ensures that children have easy access to quality education.

## Overview

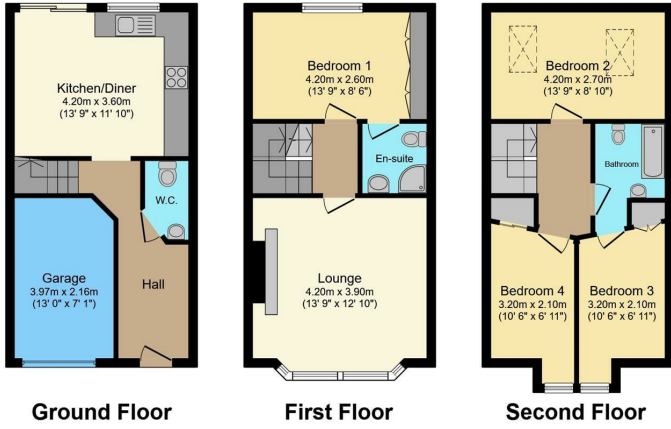
This beautifully presented four-bedroom end-of-terrace house on Glenwood Avenue offers modern living in a convenient location. With spacious living areas, a contemporary kitchen, sleek bathrooms, and a private garden, this home is perfect for families. The off-street parking for two cars and proximity to local amenities and schools add to its appeal. This property provides a comfortable and stylish lifestyle for its next lucky owners.







# Floor Plan

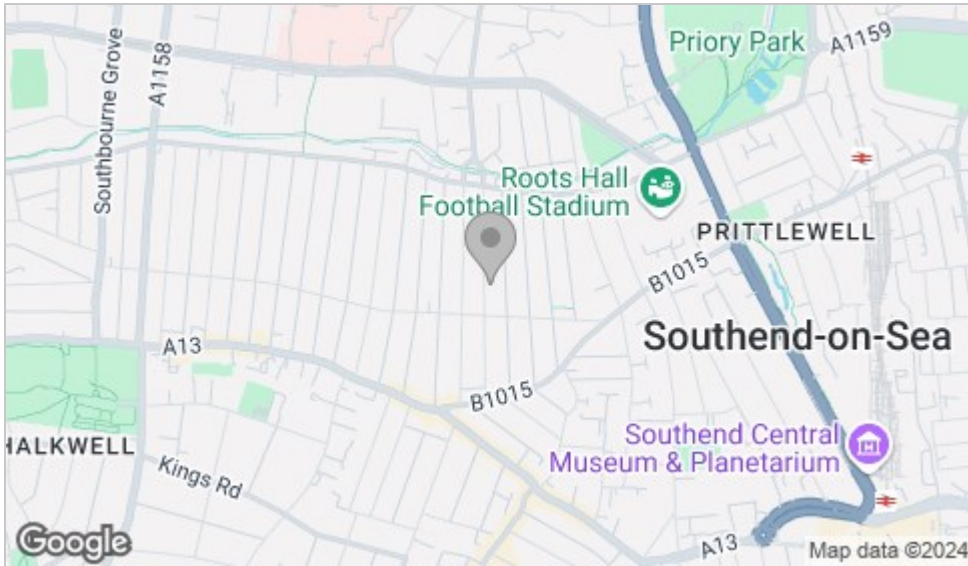


Total floor area 108.6 m<sup>2</sup> (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



## 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.

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) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	