



\* NO ONWARD CHAIN \* WIDE PLOT WITH LARGER THAN AVERAGE REAR GARDEN \* INSULATED SUMMERHOUSE \* PARKING FOR THREE VEHICLES \* This homely two double bedroom house offers a bright open-plan lounge/diner and a modern fitted kitchen downstairs, while upstairs are two great-sized bedrooms and a stylish three-piece shower room. The garden steals the show, with a patio, large lawn, brick-built shed and storage area and the fully insulated summerhouse. The home is set back from the roadside and there is parking for three on the landscaped driveway. The location is great, offering amenities and bus links nearby, while there is also quick access to the A127, the grammar schools, Southend Hospital and Airport and Leigh Station for commuters. For schooling, Eastwood Primary School and Eastwood Academy are both within catchment and the property is offered with no onward chain!

- Parking for up to four vehicles
- Fully insulated summerhouse perfect for an office
- Fitted kitchen
- Nearby the grammar schools
- Short drive to Chalkwell Station for commuters
- Larger than average garden
- Lounge-diner
- Brick-built outside store
- Quick access to amenities, bus links and the A127
- No onward chain

## Prince Avenue

Westcliff-On-Sea

**£325,000**



# Prince Avenue



## Frontage

Parking for up to 4 vehicles on a landscape front driveway with laurel hedging for privacy, fencing, gated side access to rear garden, access to brick built shed and I wouldn't and obscured glazed door leading to:

## Entrance Hallway

UPVC double glazed window to side aspect, carpet staircase rising to first floor landing with storage area and cupboard underneath, radiator, tiled flooring.

## Lounge Diner

19'5" x 11'7" > 8'2"

Double glazed French doors for direct access to south facing garden as well as a UPVC double glazed window to front aspect, one modern vertical style radiator as well as a secondary radiator in dining area, fuse board cupboard, skirting and wooden flooring.

## Kitchen

9'3" x 7'10"

UPVC double glazed window to rear aspect as well as a side door for garden access, shaker style kitchen units both wall mounted and base level comprising sink drainer and chrome mixer tap set into wood effect worktops with a tiled splashback, ring burner induction hob with extractor, integrated oven, space for appliances, skirting and tiled flooring (Fridge freezer integrated door is available to be installed but current fridge freezer is freestanding).

## First Floor Landing

UPVC double glazed window to side aspect, airing cupboard, loft access, skirting and carpet.

## Bedroom One

14'7" x 8'5"

UPVC double glazed window to front aspect, two sets of built in wardrobes, picture rail, radiator, skirting and carpets.

## Bedroom Two

11'1" x 10'4"

UPVC double glazed window to rear aspect, skirting and carpet.

## Three-Piece Shower Room

7'6" x 5'10"

Two obscured UPVC double glazed windows to side and rear aspect, fully tiled wall, corner shower cubicle, pedestal wash basin with chrome taps, low-level WC, radiator, tiled floor.

## South Facing Rear Garden

Commences with a paved seating area with the rest of the garden mostly laid to lawn with a rear deck seating area, and two hardstanding areas of which there is a shed and a fully insulated summer house. There is a second brick built shed and storage area as well as side access back to front of the property.

## Summerhouse

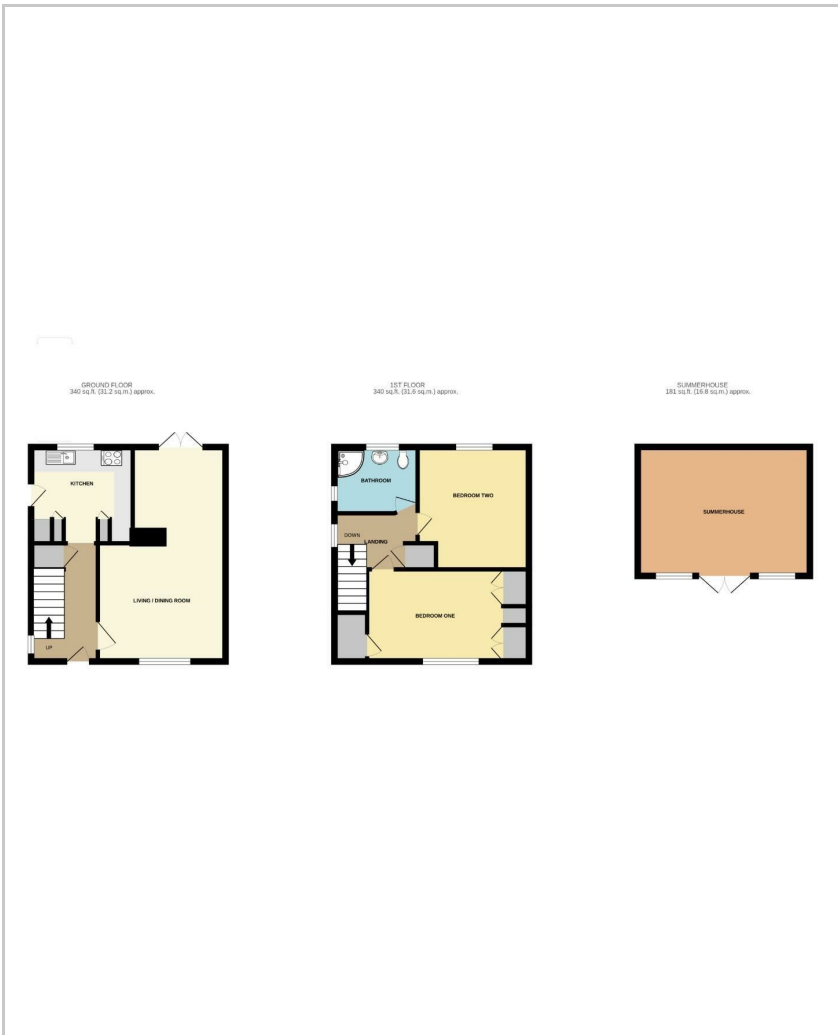
Fully insulated with power, lighting and internet connection.

## Agents Notes:

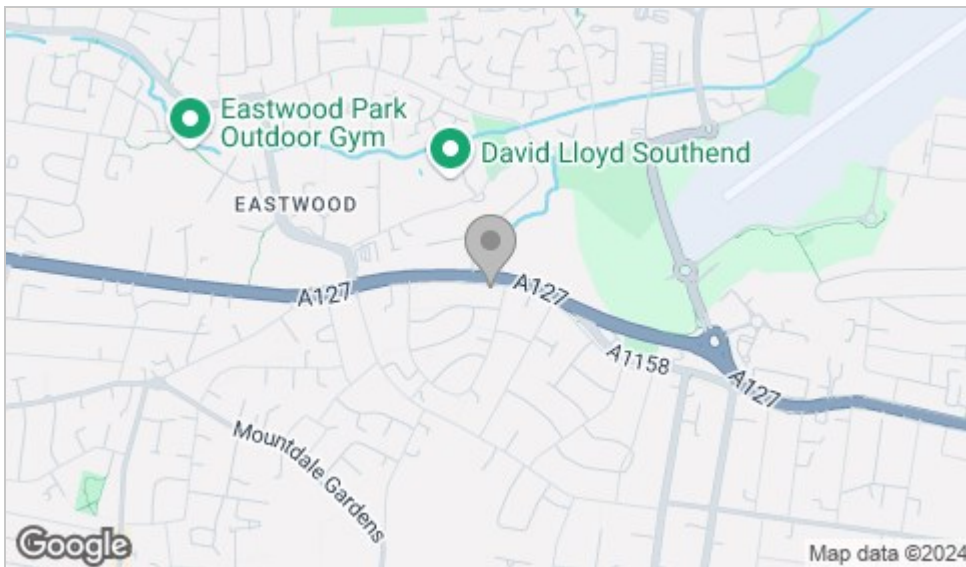
Remaining section of concrete base, referred to in 'South Facing Rear Garden' details, can house a swimming pool (see photo).



## 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

