



* £350,000 - £375,000 * PARKING * OPEN-PLAN KITCHEN-DINER * GREAT-SIZED BEDROOMS * SPACIOUS GARDEN * This characterful three-bedroom family home offers off-street parking, a spacious garden and a modern layout with its open-plan kitchen-diner. The rest of the accommodation is comprised of; a bay-fronted lounge, hallway storage, three great-sized bedrooms and a four-piece family bathroom. There are amenities and bus links at the top of the road and the preferred Chalkwell Hall Schools and Chase High are both within catchment, while the prestigious grammar schools of the borough only a walk away. Southend Hospital and Chalkwell Park are nearby too, and Chalkwell Station is within walking distance for London commuters. This would make a superb family home for the next owners and viewings are available now!

- Parking for one vehicle
- Large garden with a block-built shed
- Modern layout with an open-plan kitchen-diner
- Four-piece family bathroom
- Walk to Chalkwell Station
- Amenities/bus links at the top of the road
- Chalkwell Park and the grammar schools nearby
- Three great-sized bedrooms
- Bay-fronted period character
- Recently renewed UPVC windows

Fleetwood Avenue

Westcliff-On-Sea

£350,000

Price Guide



Fleetwood Avenue



Frontage/Parking

A block paved driveway providing parking for one vehicle with a UPVC double glazed set of French doors for access to:

Front Porch

Lighting and a quarry tiled floor with a composite and obscured double glazed front door leading to:

Entrance Hallway

Two obscured double glazed windows to front aspect, carpeted staircase rising to first floor landing with two storage cupboards underneath, radiator, original cornice, picture rail, dado rail, skirting and wood effect laminate flooring.

Front Lounge

15'7" x 13'1"

UPVC double glazed bay fronted window, feature fireplace, original cornice, ceiling rose, picture rail, double radiator, skirting and carpet.

Kitchen-Diner

18'11" x 11'7" > 7'10"

UPVC double glazed rear door and sidelights for garden access as well as a UPVC double glazed window to rear aspect. Shaker style kitchen units both wall-mounted and base level comprising; 1.5 sink and drainer with chrome mixer tap set into wood effect laminate worktops with a tiled splashback, four ring burner Bosch electric hob with hidden extractor over and an integrated Bosch oven, integrated fridge/freezer, integrated dishwasher, washing machine and tumble dryer to remain, spotlighting, coving, skirting and wood effect laminate flooring.

First Floor Landing

Loft access, coving, picture rail, dado rail, skirting and carpet.

Master Bedroom

15'8" x 11'11"

UPVC double glazed bay fronted window, original cornice, picture rail, radiator, skirting and carpet.

Bedroom Two

12'1" x 10'5"

UPVC double glazed window to rear aspect, coving, ceiling rose, picture rail, radiator, skirting and carpet.

Bedroom Three

8'2" x 6'11"

UPVC double glazed oriel window to front aspect, radiator, picture rail, skirting and carpet.

Four-Piece Family Bathroom

8'2" x 8'2"

Obscured UPVC double glazed window to rear aspect, corner bathtub with chrome taps and shower attachment, vanity unit with wash basin and chrome mixer tap, low-level w/c, corner shower cubicle, chrome radiator, extractor fan, spotlighting, partial wall tiling and tile effect lino flooring.

Garden

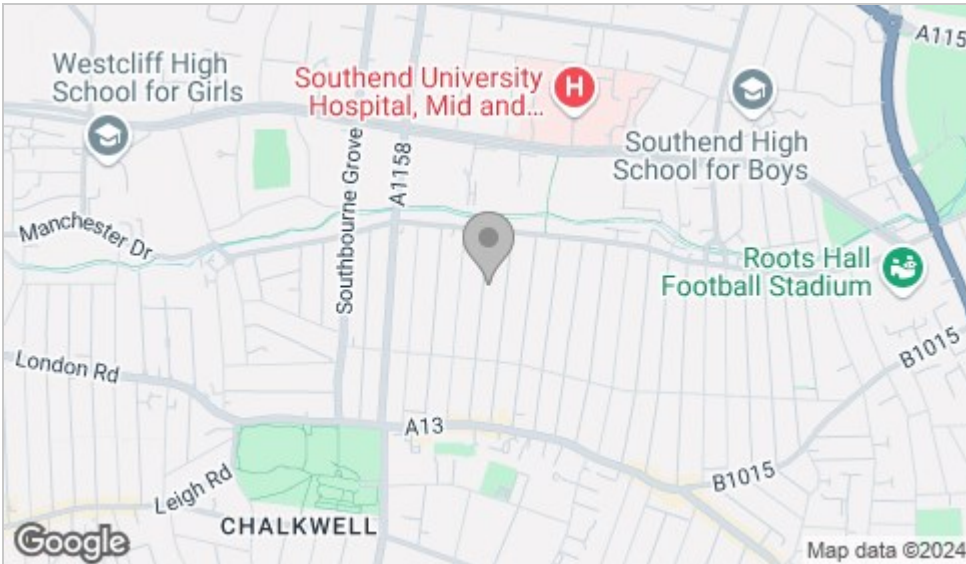
Commences with a block paved patio with ample seating space, a pathway leading to the rear of the garden where there is a block-built shed, the rest of the garden is mostly laid to lawn with planting and fencing.



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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

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 | |