



\* £350,000 - £400,000 \* LOFT ROOM/POSSIBLE BEDROOM FOUR \* WEST-FACING GARDEN \* BRICK-BUILT CONSERVATORY/UTILITY \* FOUR POSSIBLE RECEPTION ROOMS \* OPEN-PLAN KITCHEN/DINER \* WALK TO BOTH WESTCLIFF AND PRITTLEWELL STATIONS \* This characterful home has plenty of period features throughout, a sunny west-facing garden and a large loft room/possible fourth bedroom. The accommodation is comprised of; an attractive period facade with entrance porch, a welcoming hallway with ample storage cupboards, a bay-fronted lounge, a bright open-plan kitchen/diner, a substantial conservatory/extension with utility area and on the first floor, there are three well-proportioned bedrooms with a three-piece family bathroom and a large loft room/possible fourth bedroom within the loft conversion. The property is positioned on a quiet tree-lined road and is within walking distance of both train lines servicing London from either Westcliff or Prittlewell Stations. There are amenities and bus links at the bottom of the road and for schooling, both The Westborough School and Chase High are within catchment, while the prestigious grammar schools of the borough are very close by. The home is available to view now!

- Large loft room/possible bedroom
- Equidistance to both Westcliff and Prittlewell Stations for both trainlines to London
- Substantial conservatory with 'utility' section
- Huge amount of period charm inside and out
- Three-piece family bathroom
- West-facing garden with new decking
- Open-plan kitchen/reception room
- Characterful bay-fronted lounge
- Ample storage throughout
- Amenities and bus links nearby

## Macdonald Avenue

Westcliff-on-Sea

**£350,000**

Price Guide



# Macdonald Avenue



## Frontage

Garden wall with planting and shingle borders with a glazed front door leading to:

## Front Porch

Windows to front and side aspects with a concrete floor and a wooden and obscured glazed entrance door with sidelights leading to:

## Entrance Hallway

Carpeted staircase rising to first floor landing with three storage cupboards underneath, original cornice and ceiling rose, dado rail, radiator, skirting, wood effect laminate flooring.

## Front Lounge

15'1" × 11'11"

UPVC double glazed bay fronted window, beautiful feature fireplace, ornate ceiling rose and original cornice, radiator, picture rail, skirting, wood effect laminate flooring.

## Kitchen-Diner

17'2" × 12'7"

A bright open-plan room with a window and door through to the rear extension/conservatory and shaker style kitchen units both wall-mounted and base level comprising; 1.5 ceramic sink and drainer with traditional chrome mixer tap, granite effect laminate worktops with tiled splashbacks, space for a large eight ring burner cooker, space for a large American style fridge/freezer, space for dishwasher, skirting, wood effect flooring.

## Conservatory

15'8" × 7'4"

UPVC double glazed French doors and windows to rear aspect for direct access to the west-facing garden, laminate worktops with space for washing machine and tumble dryer underneath, radiator, boiler, skirting, wood effect laminate flooring.

## First Floor Landing

Further carpeted staircase rising to top floor loft room, dado rail, skirting, carpet and doors to all rooms.

## Bedroom One

12'5" × 10'11"

Two UPVC double glazed windows to front aspect, original cornice, radiator, skirting, carpet.

## Bedroom Two

12'5" × 10'11"

UPVC double glazed rear window, radiator, skirting, carpet.

## Bedroom Three

7'4" × 6'0"

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

## Top Floor Loft Room

15'11" × 11'6"

Two velux windows to rear aspect, two large eaves storage cupboards, double radiator, spotlighting, skirting, carpet.

## Three-Piece Family Bathroom

7'5" × 5'10"

UPVC double glazed obscured window to rear aspect, built-in storage cupboard, bath with shower over, pedestal wash basin with chrome mixer tap, low-level W/C, chrome towel radiator, extractor fan, tiled walls, wood effect laminate flooring.

## West-Facing Rear Garden

Commences with a decked seating area with the remainder mostly laid to lawn with planting and fencing.



# Floor Plan

GROUND FLOOR

1ST FLOOR

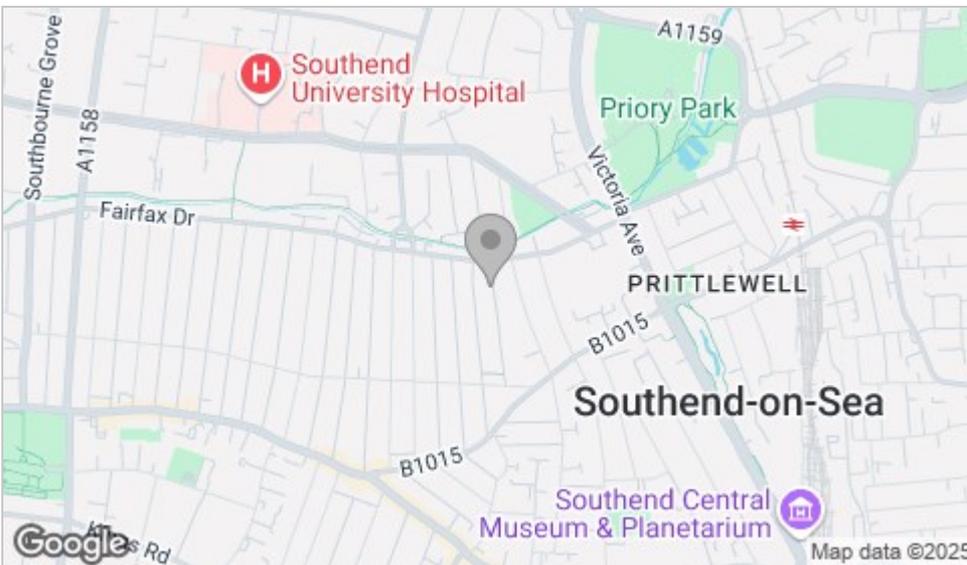
2ND FLOOR

LOUNGE, KITCHEN-DINER, CONSERVATORY, PORCH, UP, DOWN, BATHROOM, BEDROOM 1, 2, 3, LANDING, LOFT ROOM / BEDROOM FOUR, EAVES STORAGE

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan Studio



# 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

