



\* £450,000- £500,000 \* PARKING TO SIDE \* TWO POSSIBLE ENTRANCES \* TWO KITCHENS AND BATHROOMS \* LARGE GARDEN \* LARGE BALCONY \* NO ONWARD CHAIN \* This gargantuan property has accommodation spread across three floors, with two possible entrances and a large garden and first floor sun terrace. The property is comprised of; eight possible bedrooms (see floorplan), an additional two reception rooms that lead onto the two kitchens on the ground and first floors, two four-piece bathrooms on the ground and first floors, a sun terrace with second entrance/exit, a large rear garden with side access off-street parking to the side. The property is equidistance to both Westcliff and Prittlewell Stations offering both lines to London for commuters and the grammar schools are only a walk away. A range of amenities and bus links are at the top of the road, the property is available to view now and is offered with no onward chain!

- Eight bedroom layout for possible HMO (s.t.p.) with two additional reception rooms
- All double bedrooms
- Two bathrooms split on GF and FF
- Large balcony/roof terrace
- No onward chain
- Separate entrances to ground and first floors with internal stairs connecting them
- Two kitchens split on GF and FF
- Two reception rooms split on GF and FF
- Huge accommodation spread across three floors with massive potential
- Walk to both Westcliff and Prittlewell Stations for London commuters

## Silverdale Avenue

Westcliff-On-Sea

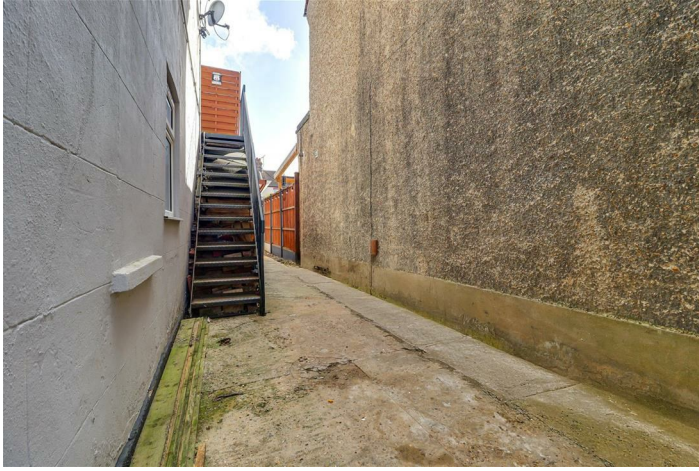
**£450,000**

Price Guide





# Silverdale Avenue



## Two Entrances

Two possible entrances, one to the front which gives way to the entrance hall, and one down the sideways which leads up a steel staircase to the sun terrace/rear entrance.

## Bedroom One

16'9" × 14'0"

## Bedroom Two

16'9" × 14'0"

## Bedroom Three

13'10" × 9'10"

## Bedroom Four

13'10" × 9'10"

## Bedroom Five

11'7" × 9'10"

## Bedroom Six

13'1" × 9'11"

## Bedroom Seven

12'0" × 9'7"

## Bedroom Eight

9'0" × 7'5"

## Ground Floor Reception Room

11'7" × 10'5"

## First Floor Reception Room

11'6" × 3'9"

## Ground Floor Kitchen

11'3" × 6'6"

Shaker style kitchen units, both wall-mounted

and base level with sink, cooker and oven with a rear door to garden.

## First Floor Kitchen

10'9" × 7'2"

Gloss kitchen units, both wall-mounted and base level with sink, cooker and oven.

## Ground Floor Shower Room

Walk-in shower, separate bath, W/C, wash basin.

## First Floor Bathroom

Corner shower cubicle, separate bath, W/C, wash basin.

## Sun Terrace/Balcony

Paved with a steel staircase down to the ground floor side entrance and garden. Could be used as a separate entrance.

## Garden

Commences with a covered paved patio with the remainder laid to lawn, with side access to the front of the property and a steel staircase rising to first floor sun terrace - this could be a separate entrance.

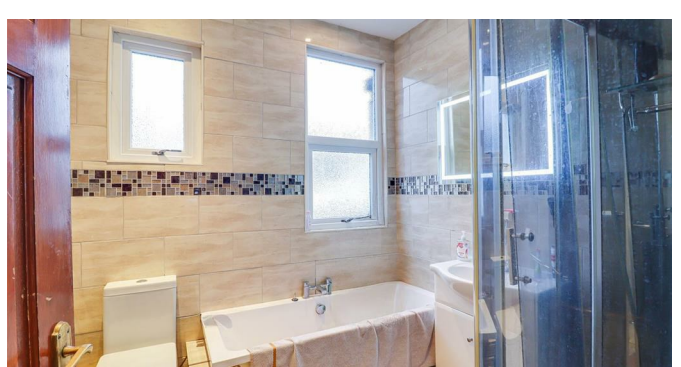
## Agents Notes

Completely rewired three years ago with new separate consumer units for upstairs and downstairs.

Outside consumer units for PIR security lighting and outside plug sockets, with a secondary consumer unit ready for a cable to be run to the rear of the garden for a potential summer house/office.

New boiler fitted in recent years and has just been serviced.



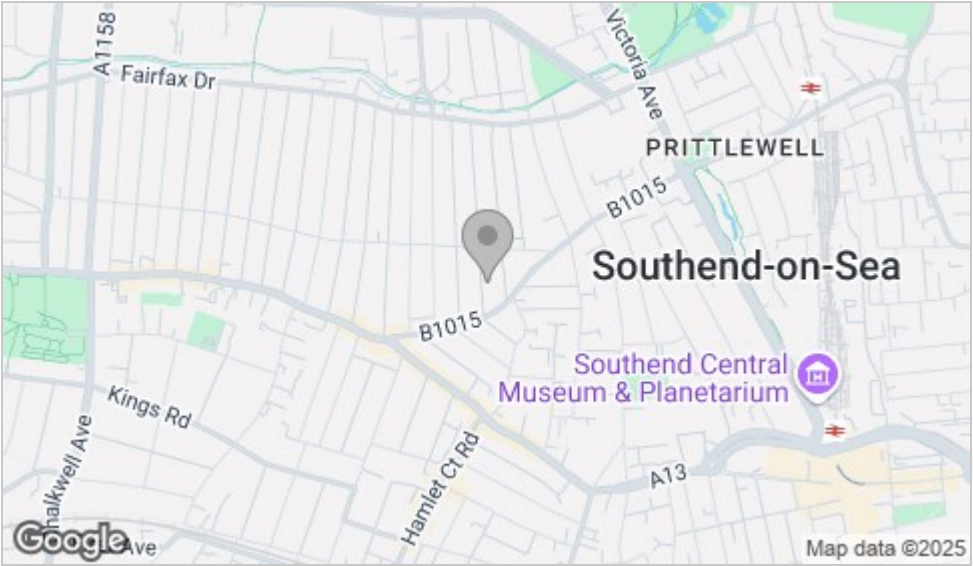




# Floor Plan



# 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

