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Estate Agents



* £375,000 - £400,000 * WEST-FACING GARDEN * SHORT WALK TO WESTCLIFF STATION AND GRAMMAR SCHOOLS * IDEAL TO MODERNISE AND MAKE YOUR OWN SPACE * Set on a charming and characterful road, this spacious four-bedroom home boasts a generous west-facing garden and well-proportioned rooms throughout, offering ample space for comfortable living. The accommodation is comprised of; a large entrance hall opening onto a spacious lounge, diner with French doors onto your west facing garden, a kitchen with a separate utility room and a downstairs WC. Upstairs, you'll find a first floor landing with ample storage, a bay fronted master bedroom, two competitive double bedrooms, a generous single bedroom and a three-piece bathroom with a separately accessed WC for added convenience. For schooling, The Westborough School and Chase High School are within catchment, with the prestigious grammar schools only a short walk away. Amenities and bus links are around the corner and for London commuters, Westcliff Station is only a short walk away. This home offers the ideal location in Westcliff and offers you a fantastic opportunity to make this property your very own- viewings are available now!

- West-facing rear garden
- Close to the prestigious Southend and Westcliff grammar schools
- Ideal for buyers looking to modernise and make the space their own
- Large utility room and WC
- Large entrance hallway
- Within walking distance to Westcliff Station
- Three double bedrooms and a large single bedroom
- Two large reception rooms
- Beautiful period property
- Ample storage throughout

Glenwood Avenue

Westcliff-on-Sea

£375,000

Price Guide



Glenwood Avenue



Frontage

Bay fronted period property, front garden area with brick wall and shrubbery for privacy, ornate iron gate, paved pathway, UPVC double glazed composite door leading to:

Entrance Hallway

Large under stair storage, cornicing with ceiling rose, dado rail, skirting, carpet.

Lounge

12'3" x 12'9"

UPVC double glazed bay fronted window, radiator, feature fireplace, cornicing with ceiling rose, skirting, carpet.

Dining Room

12'9" x 12'7"

UPVC double glazed French doors giving access to garden, fitted storage cupboard, radiator, cornicing with ceiling rose, skirting, carpet.

Kitchen

10'3" x 8'8"

UPVC double glazed window to side aspect, radiator, kitchen units both wall mounted and base level, kitchen comprising; four ring gas burner with oven, stainless steel sink with drainer and chrome taps, space for fridge/freezer, cornicing, skirting, tiled effect laminate flooring.

Utility Room

7'5" x 6'10"

UPVC double glazed obscured door with side light leading to garden, built in storage cupboard, wall mounted and base level units with space for washing machine/tumble dryer, skirting, tiled effect laminate flooring.

Downstairs WC

6'10" x 3'4"

UPVC double glazed obscured windows to rear and side aspects, WC, access to boiler, skirting, tiled effect laminate flooring.

First Floor Landing

Large storage cupboard, access to loft, cornicing, dado rail, skirting, carpet.

Bedroom One

12'9" x 12'5"

UPVC double glazed bay fronted window, radiator, cornicing, skirting, carpet.

Bedroom Two

12'5" x 11'5"

UPVC double glazed window to rear aspect, two fitted wardrobes, radiator, cornicing, skirting, carpet.

Bedroom Three

9'10" x 8'5"

UPVC double glazed bay window to side aspect, radiator, cornicing, skirting, carpet.

Bedroom Four

9'3" x 6'0"

UPVC double glaze window to front aspect, skirting, carpet.

Upstairs WC

3'7" x 2'8"

UPVC double glazed obscured window to a side aspect, WC, skirting, tiled floor.

Bathroom

6'7" x 6'1"

UPVC double glazed obscured window to rear aspect, radiator, vanity unit with wash basin and chrome mixer tap, panelled bath, partly tile wall, tiled floor.

West-Facing Rear Garden

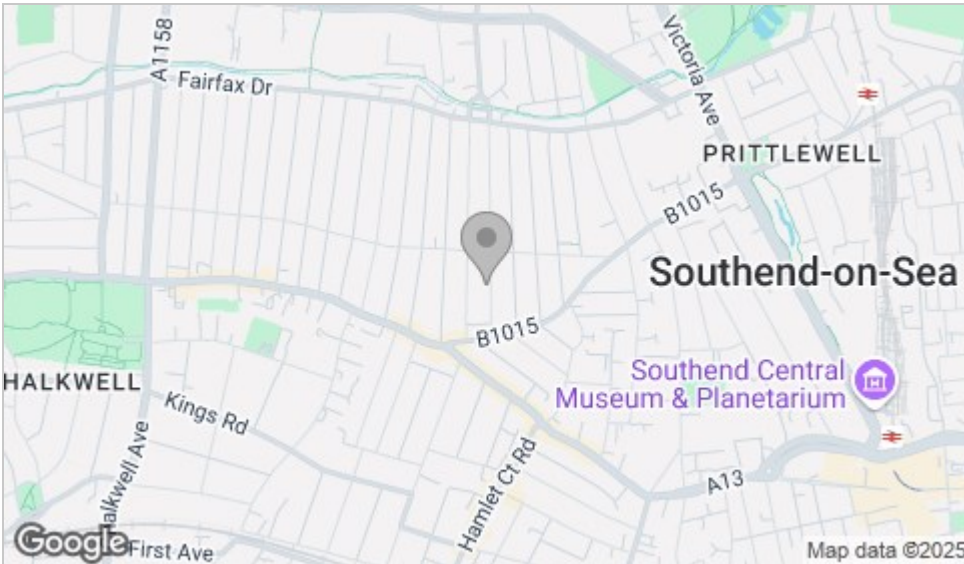
Commences with a paved patio area, a feature wall enclosing a low maintenance garden with pathway leading to a second paved patio area, shed and greenhouse to remain.



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.

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 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		