



Prince Avenue

Southend-on-Sea

- 80' x 40' SOUTH BACKING SECLUDED GARDEN
- EARLS HALL, SOUTHEND HIGH FOR BOYS & CHASE CATCHMENT.
- DRIVEWAY WITH PARKING & GARAGE FOR OVER SIX CARS

Guide Price £475,000 to £500,000

Character Three Bedroom home with two substantial Reception Rooms & separate Downstairs Cloakroom. Unoverlooked 80' x 40' South facing garden. Driveway with parking & garage for over six cars. Catchment to Earls Hall Primary, Southend High School and Chase Schools and walking distance to Southend Hospital. Viewing strongly advised.





AGENTS NOTES

Situated in a sought-after Southend High Schools catchment, this substantial and well presented three-bedroom family home has it all !

To the front of the property is a large separate dining room featuring a bay window with triple glazing. At the rear there is an attractive lounge, offering a cozy space for relaxation with windows and patio doors providing direct access to the un-overlooked substantial rear garden. The ground floor also benefits from a two-piece cloakroom and plenty of under-stairs storage.

There is a stunning decorative stained glass window on the stairwell.

On the first floor, you will find three well proportioned bedrooms, two of which are spacious doubles. There is a large bathroom.

The South facing rear garden is approximately 80' in depth and boasts a variety of 3 sheds for storage.

PORCH

Double glazed with matching side windows.

LOUNGE

21' 6" x 11' 6" (6.55m x 3.51m) Extended character living room one of two.

Fabulous feature fireplace, radiators and double glazed doors with side windows opening out to the garden.

Wood flooring.

SECOND RECEPTION ROOM

14' 10" x 12' 3" (4.52m x 3.73m) Triple glazed bay window to the front, wood flooring, radiator.

KITCHEN

17' 7" x 6' 9" (5.36m x 2.06m) Extended kitchen with a good range of fitted cupboards and matching wall units, plenty of work surfaces.

Inset sink and range cooker. Plumbing for a washing machine. Double glazed door and rear window

opening out to the garden.

GROUND FLOOR CLOAKROOM

Modern low level W.C. and wash basin with a double glazed window.

LANDING

Original feature stained glass secondary double glazed window to the side. Access to the loft with ladder.

BEDROOM

16' 10" x 11' 9" (5.13m x 3.58m) Triple glazed window to the front, radiator and wardrobe cupboards.

BEDROOM

13' 6" x 11' 9" (4.11m x 3.58m) Double glazed window to the rear, radiator.

BEDROOM

11' 0" x 7' 8" (3.35m x 2.34m) Triple double glazed window to the front, radiator.

BATHROOM

Large modern bathroom with bath, W.C. and wash basin.

Double glazed window to the rear, tiled flooring.

GARDEN

80' x 40' (24.38m x 12.19m) Very secluded and established 80' south facing garden with a wonderful patio area.

Access to the garage and three garden sheds located to the end of the garden.

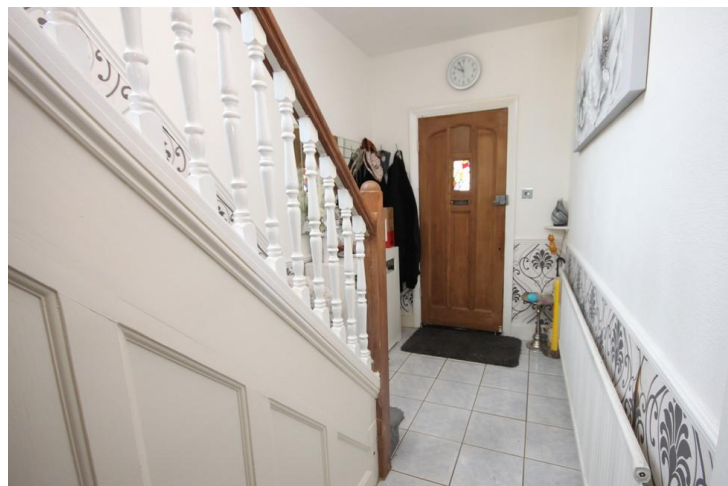
The garden is a delight, mostly laid to lawn with shrubs and flowers to the borders.

GARAGE

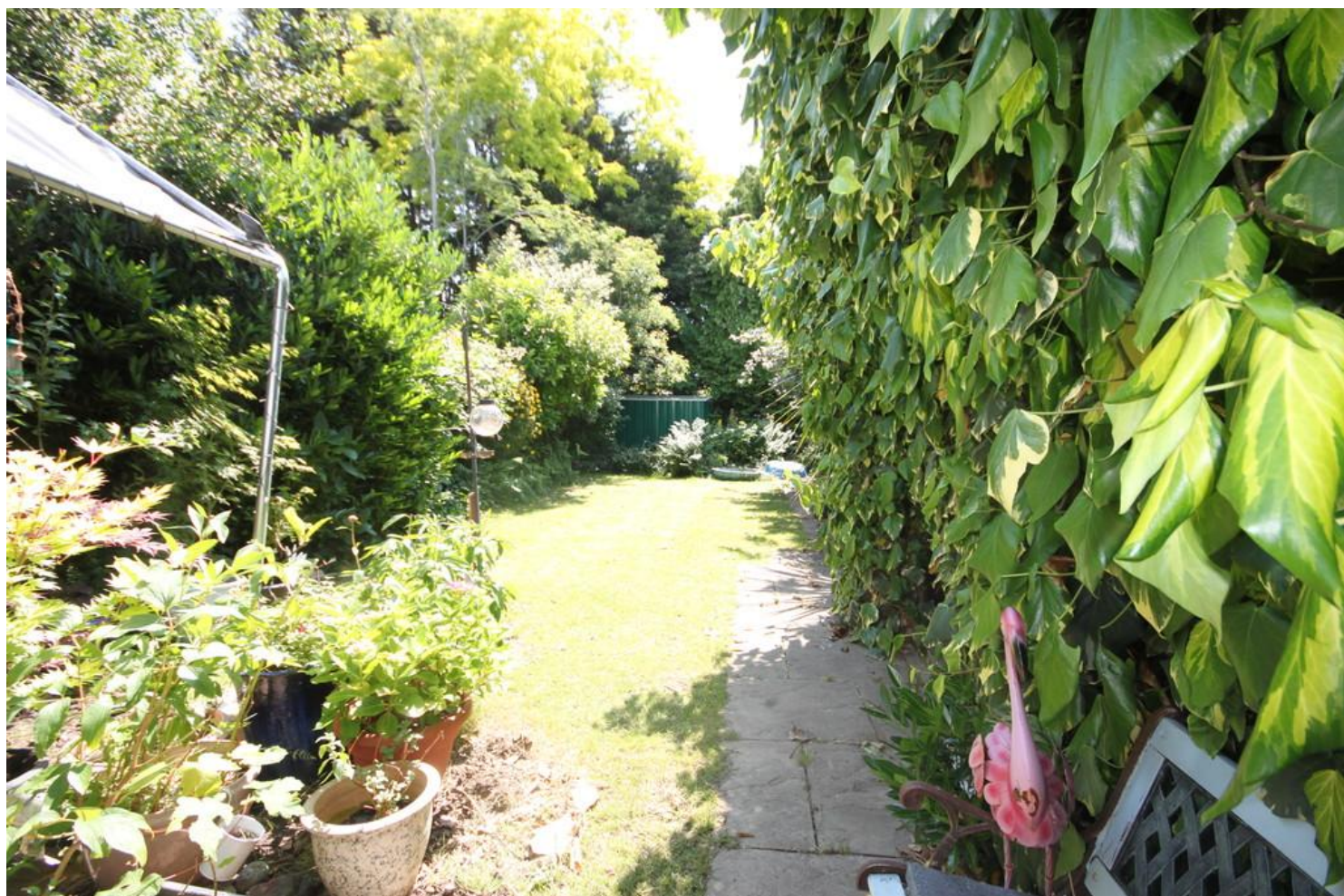
There is a wide driveway to the side providing plenty of off road parking in front of the garage located slightly to the rear which has both power and light and side door to the garden.



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



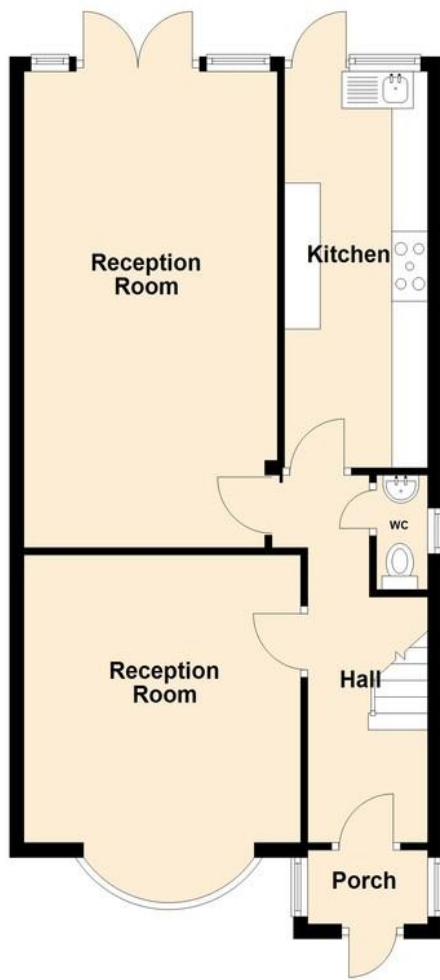






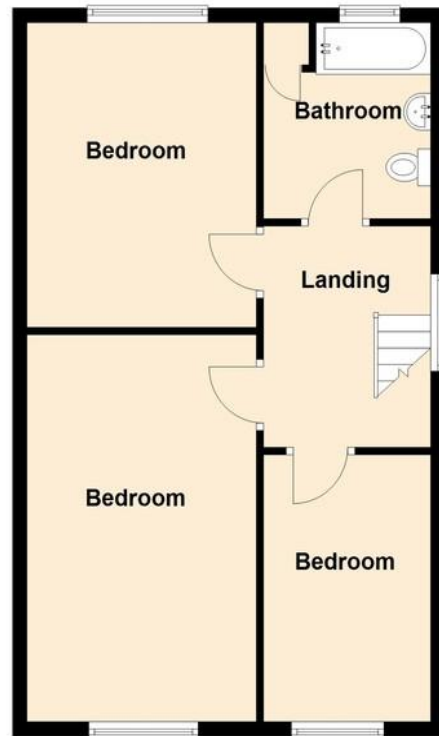
Ground Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 114.8 sq. metres (1235.3 sq. feet)

Regulated by RICS

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