



Avenue Road

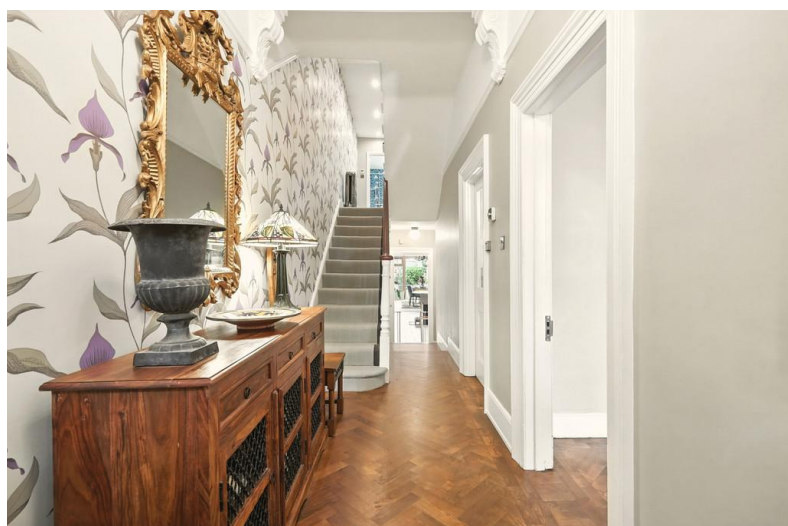
Westcliff-on-Sea

- SEMI-DETACHED
- FOUR BEDROOMS
- MODERN KITCHEN WITH UNDERFLOOR HEATING
- OFF ROAD PARKING WITH DRIVEWAY TO THE FRONT AS WELL AS PARKING TO THE REAR



Guide price £775,000

Built in 1874 is this magnificent home where period charm and character meets contemporary living, with this style of property rarely available in the sought after Milton conservation area.





Hair & Son are delighted with instruction of this magnificent four bedroom semi-detached house in the heart of the Milton Conservation area

The area between Park Street and Avenue Road saw some of the earliest developments on the Conservation area. This type of property really shows off the architecture style of its time.

Built in 1874 this stunning home stands an imposing figure within the road, with these type of semi-detached homes rarely available.

This beautiful home has been presented to the highest standard throughout, combining Victorian period features including high ceilings, mixed with modern and contemporary design. Internally the ground floor comprises of a through living room to a dining area, French doors also give access to the garden from this room. These rooms are marvellously complimented with bay fronted windows, intricate cornicing and ceiling roses. As you continue to the rear of the property you will find the contemporary shaker style kitchen, featuring integrated appliances adding functionality to the home. The kitchen has a breakfast bar, sleek modern worktops with base and eye level units. The kitchen also has the benefit of underfloor heating with tiled flooring and walls. Off of the kitchen is a large conservatory, which is a peaceful retreat for those summer evenings to relax as well as a fantastic space to entertain friends and family.

The first floor boasts four bedrooms, all presented to a high standard. The smallest room is located at the front of the property while the third bedroom is currently used as a home office and a walk in wardrobe space. The two double rooms measure at a great size of 13'5 x 11'11 and 13'5 x 11'8.

The stylish bathroom has a walk in shower, panelled bathtub and hand wash basin. This room incorporates underfloor heating. A separate wc can be found directly off of the landing with a low level wc and wash hand basin.

The rear garden has an immediate patio decking area which currently sits a table and chairs, the remaining garden is predominately grass laid to lawn with a garden shed directly to the rear.

The frontage has a paved driveway for off road parking, the entrance provides some steps up to the front door. Off road parking is also provided to the rear of the property as an addition to the front.

Avenue Road is situated with close proximity to schools, Southend City Centre, the seafront as well within walking distance to great transport links that include direct Routes to London Fenchurch Street and London Liverpool Street.

A viewing is highly recommended to appreciate this stunning property, that would make for an ideal family home.

ENTRANCE HALL

LOUNGE

14' 7" x 14' 0" (4.44m x 4.27m)

DINING ROOM

13' 1" x 11' 4" (3.99m x 3.45m)

WC

KITCHEN/BREAKFAST ROOM

18' 6" x 11' 11" (5.64m x 3.63m)

CONSERVATORY

18' 0" x 15' 0" (5.49m x 4.57m)

LANDING

BEDROOM ONE

13' 5" x 11' 1" (4.09m x 3.38m)

BEDROOM TWO

13' 5" x 11' 8" (4.09m x 3.56m)

BEDROOM THREE

8' 4" x 7' 1" (2.54m x 2.16m)

BEDROOM FOUR

8' 4" x 6' 6" (2.54m x 1.98m)

BATHROOM

WC



OFF ROAD PARKING

GARDEN

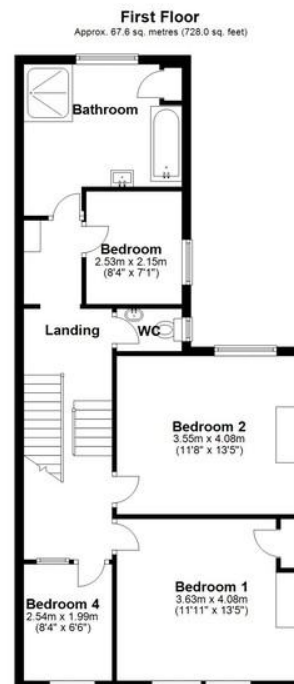
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Total area: approx. 163.9 sq. metres (1764.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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