



Canterbury Avenue

Southend-on-Sea

- SEMI-DETACHED
- 3/4 BEDROOMS
- EXTENDED HOME TO THE SIDE
- 1 YEAR OLD BOILER (GAS CENTRAL HEATING)



Guide Price £335,000

A fabulous three/four bedroom semi-detached house that has been extended to the side providing the home with great space and comfort throughout.





Hair & Son are delighted to present this fantastic three/four bedroom semi-detached home in Canterbury Avenue.

The home has been looked after throughout the years with a new boiler having been installed within the last year, fitting of longlife Armstrong rubber roof of the side extension roof and as well as some electrical installation work. As well as within recent yrs new double glazing to the kitchen, bedrooms and diner.

This property features ample space throughout and is larger than the average terraced house due to the side extension which currently offers a huge 24ft length dining room which is a great area to entertain family and friends. To the front of the property you have a bay fronted lounge which offers a separate retreat from the alternative reception rooms. The fitted kitchen offers a range of base and eye level units and features part tiled walls and tiled flooring. The last room of the ground floor could either be utilised as a further reception room or for a fourth bedroom, this room has a sliding patio door that gives access to the rear garden.

The first floor comprises of three well proportioned



bedrooms all fitted with built in wardrobes and a family bathroom with a three piece suite featuring a bathtub with an overhead shower attachment, wash hand basin and low level wc.

The west backing rear garden is a mixture of a hard standing patio area and grass laid to lawn. The garden is also backing on to an allotment. The garden also features an outbuilding with electricity, and has side access from the front.

A viewing is hugely recommended to appreciate the property on offer.



HALLWAY

12' 5" x 5' 9" (3.78m x 1.75m)

LOUNGE

12' 2" x 12' 2" (3.71m x 3.71m)

DINING ROOM

24' 0" x 8' 2" (7.32m x 2.49m)

KITCHEN

11' 3" x 7' 7" (3.43m x 2.31m)



RECEPTION ROOM/BEDROOM FOUR

12' 1" x 10' 2" (3.68m x 3.1m)

LANDING

BEDROOM ONE

12' 4" x 11' 5" (3.76m x 3.48m)

BEDROOM TWO

12' 0" x 10' 9" (3.66m x 3.28m)

BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m)

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. 60.0 sq. metres (645.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 sq. feet)

Regulated by RICS

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