



STUART THOMAS
ESTATES



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- LARGE SOUTH FACING REAR GARDEN
- ATTRACTIVE LOUNGE
- WELL FITTED KITCHEN/DINER ACROSS THE REAR
- GROUND FLOOR WC

124 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QQ

Guide Price £430,000

Come take a look at this CHARACTER THREE BEDROOM FAMILY HOME with a LARGE SOUTH FACING REAR GARDEN in this CONVENIENT LOCATION close to SOUTHBEND HOSPITAL. Good size Kitchen/Diner, attractive Lounge with a feature fireplace and a useful ground floor WC



Property Description

ENTRANCE HALL

Double glazed composite entrance door with stained glass lead light panels and side screens leads to the attractive entrance hall. Stairs lead to the first floor with a cupboard under. Dado rail. Radiator.

CLOAKROOM

With a Low Level WC

LOUNGE

This attractive room has a lead light double glazed bay window to the front with stained glass fanlights. A feature fireplace with an electric log effect fire. Double radiator. Picture rail. Coving.

KITCHEN/DINER

Across the rear of the property with double glazed sliding patio doors leading to the South Facing rear garden. Double radiator. The kitchen area is well fitted with a range of white units at eye and base level with contrasting work surfaces over. Induction hob with a built under oven. Space and plumbing for a washing machine and dishwasher. One and a half bowl single drainer sink unit with a mixer tap over. Extractor cooker hood. Double glazed door and window overlook the rear garden. Tiled floor.

LANDING

Access to the loft. Double glazed window to the side. Dado rail.

BEDROOM ONE

A good size main bedroom with a double glazed lead light window with stained glass lead light fanlights to the front. Double radiator. Built in wardrobe cupboard. Picture rail.





BEDROOM TWO

Double glazed window to the rear. Double radiator. Cupboard housing the gas fired central heating boiler and hot water cylinder. Further built in storage cupboard.

BEDROOM THREE

Lead light oriel bay window to the front aspect with stained glass fanlights. Double radiator. Picture rail.

SHOWER ROOM

With a 3 piece white suite comprising a low level wc pedestal wash basin with a cupboard under and a good size corner shower. Obscure double glazed window to the side. Radiator. Fully tiled to all visible walls.

GARAGE

Larger than average garage attached at the side of the property with an electric up and over door. Personal door the rear garden.

REAR GARDEN

This LARGE SOUTH FACING rear garden in excess of 120' is neatly lain to lawn with screen fencing to the boundaries. Established trees. Two garden sheds. Paved patio. External water supply.

GENERAL

Tenure Freehold

Southend Borough Council

Council Tax band D



Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft

First Floor
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		

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