

Ist Call

SALES AND LETTINGS



Oakleigh Avenue, Southend-On-Sea, SS1 2QR

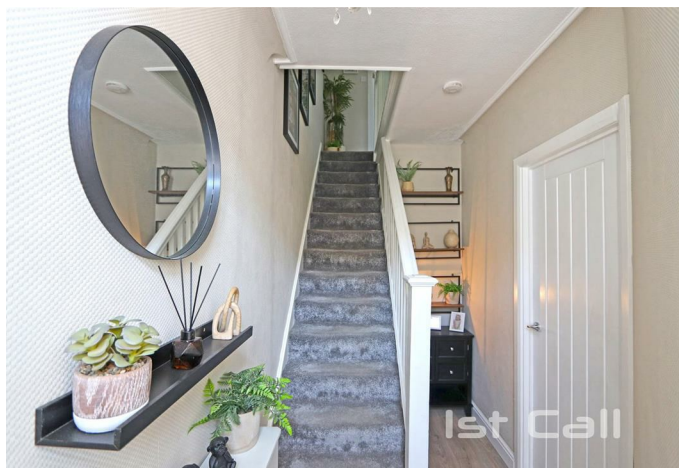
£325,000

This beautifully presented two bedroom terraced house has been much improved by the present owner and simply has to be viewed to appreciate the quality of the accommodation on offer. With a beautiful open plan kitchen/ dining/ living space with bi-fold doors onto the rear garden the kitchen area is the real heart of the home and has a large central island unit and all appliances are integrated and will remain. The first floor has two double bedrooms and a shower room whilst there is also the added benefit of an additional loft room which could suit a variety of uses. Located within easy access of Southend East rail station as well as local schools and the variety of shops and eateries on Southchurch Road this is one not to be missed.

Accommodation Comprising

Part glazed front door leading to...

Entrance Hall



Staircase to first floor, radiator with cover, laminate wood flooring, door to...

Open Plan Living/ Kitchen/ Dining Room



Dining Area 14' into bay x 10'4 (4.27m into bay x 3.15m)

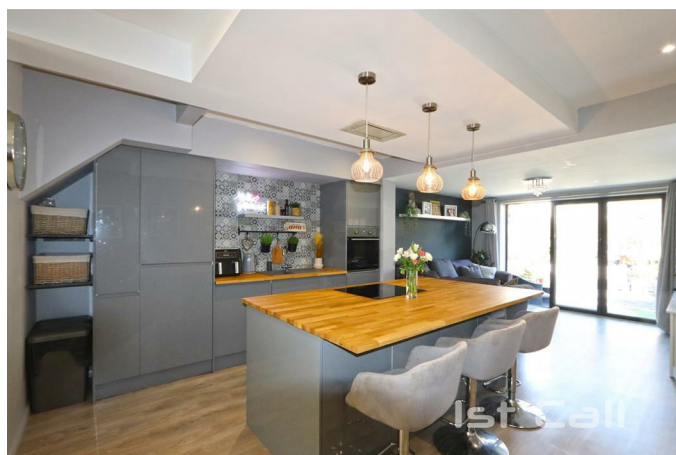


Double glazed bay window to front, radiator with cover, laminate wood flooring, smooth plastered ceiling, open plan to...

Kitchen Area 13'7 x 11'10 (4.14m x 3.61m)



Beautiful kitchen with a range of modern grey handle less base units with complementing wood block working surfaces over, inset single drainer acrylic sink, range of integrated appliances including eye level stainless steel oven, fridge/ freezer, washing machine and slimline dishwasher, large central island unit with storage cupboards and drawers beneath and complementing wood block working surfaces and breakfast bar, integrated electric hob with flush ceiling mounted extractor hood fan over, feature pendant lighting over, laminate wood flooring, smooth plastered ceiling with inset spotlights, open plan to...



Lounge Area 12'2 x 9'11 (3.71m x 3.02m)



Double glazed bi-fold doors leading to the rear garden, radiator, laminate wood flooring, smooth plastered ceiling...

First Floor Landing

Built in storage cupboard (which could be adapted to provide corridor access to the loft room), smooth plastered ceiling, doors off to...

Shower Room



Suite comprising glazed walk in shower cubicle, vanity wash hand basin, low level W.C., tiled splashbacks, heated towel rail, smooth plastered ceiling, obscure double glazed window to rear...

Bedroom 2 12'1 x 8'7 (3.68m x 2.62m)



Double glazed window to rear, radiator, smooth plastered ceiling...

Bedroom 1 14'6 x 8'6 (to wardrobe) (4.42m x 2.59m (to wardrobe))



Double glazed bay window and additional double glazed window to front, radiator behind cover, built in wardrobe cupboard, picture rail, smooth plastered ceiling, door providing access to stairs to...



Loft Room 12' x 11'2 (3.66m x 3.40m)



Double glazed skylight windows to front and rear, access to eaves storage space, inset ceiling spotlights...

Externally

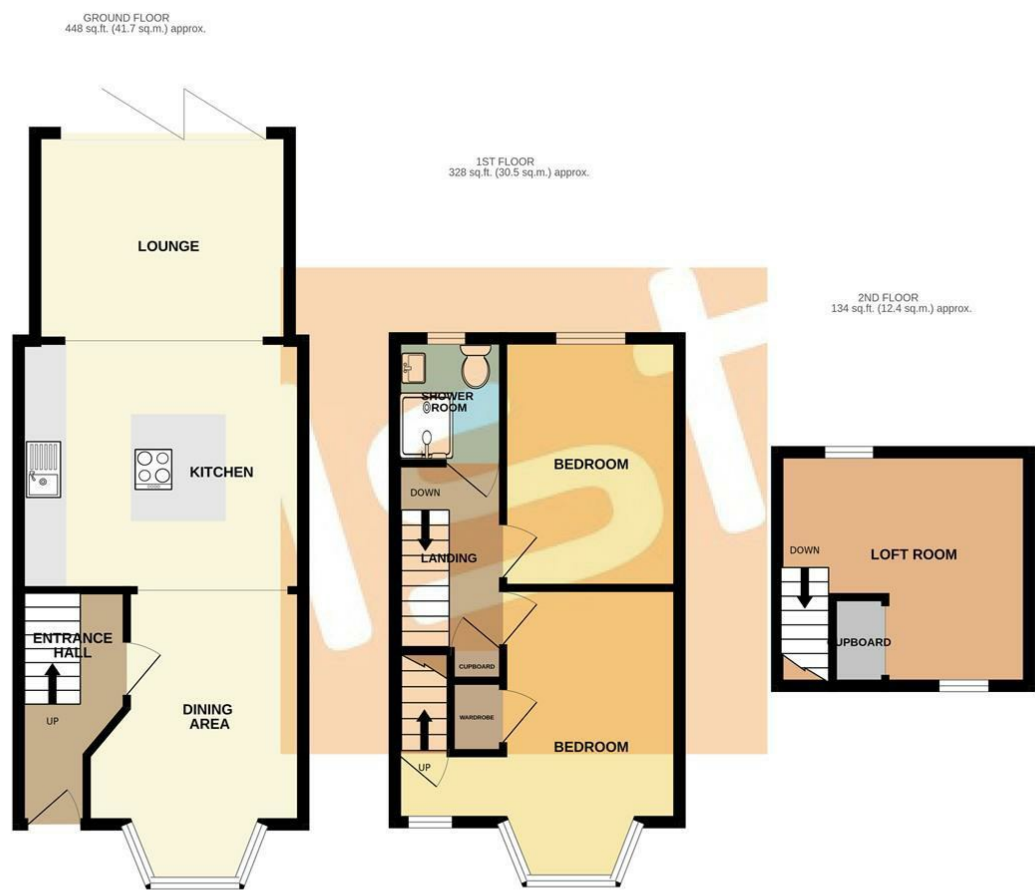
Rear Garden



Beautiful compact, secluded rear garden laid with artificial turf and slate shingled patio area, timber shed...



Floor Plan

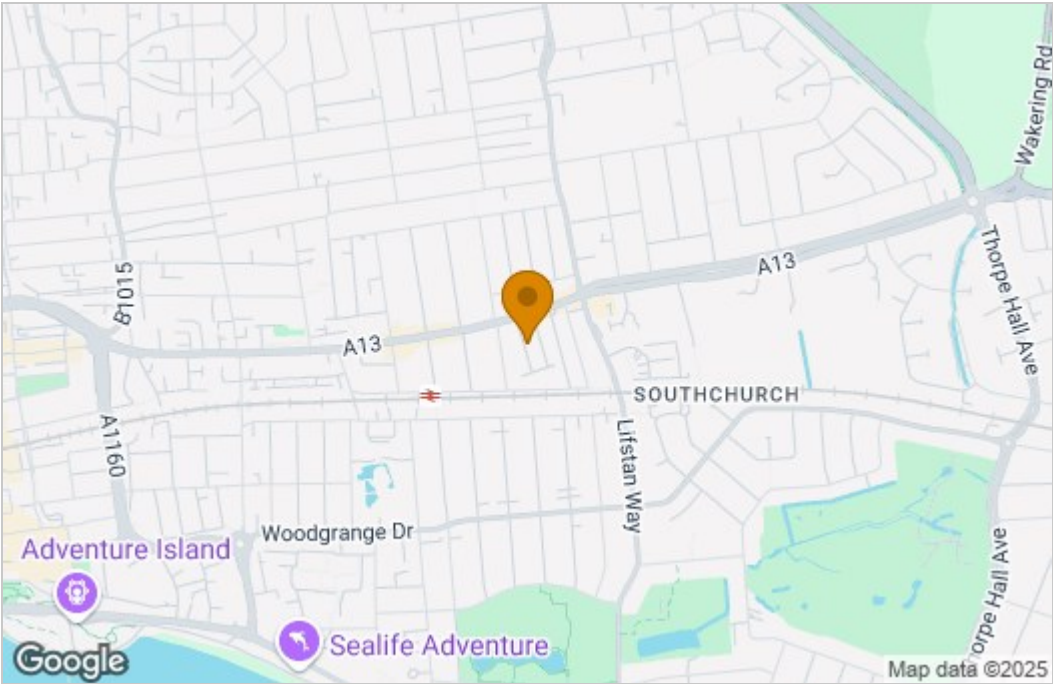


TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

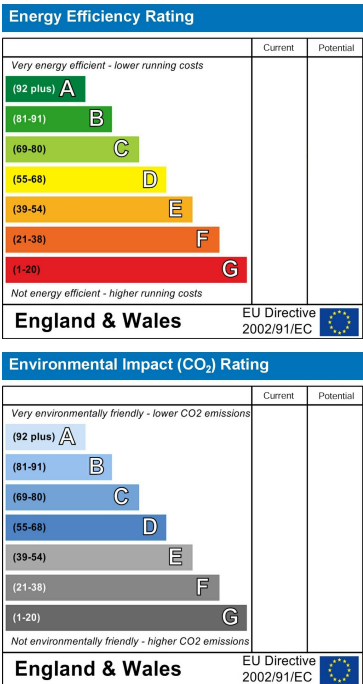
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Area Map



Energy Efficiency Graph



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