



FOR SALE
home.
01702 480033

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74 Exford Avenue

74 Exford Avenue Westcliff-on-Sea Essex SS0 0EF

Home Of Leigh are very excited to offer for sale this attractive three bedroom semi detached house which has been in the same family for nearly 40 years and stands on a larger than average plot, therefore offering plenty of scope for further development.

The accommodation comprises; entrance hall, a west facing lounge, separate dining room, lean-to and a fitted kitchen, whilst to the first floor there are three bedrooms, a family bathroom and separate cloakroom.

Externally the property is set well back from the road offering a great size frontage with ample parking facilities, a detached garage and a larger than average east backing rear garden.



Situated in Exford Avenue in the heart of the ever popular Somerset Estate in Westcliff on Sea, this charming family home is set within a quiet location whilst still being within easy reach of nearby amenities which include shops, schools, parks and transport routes.

Although requiring refurbishment, this characterful family home offers plenty of potential and is being offered with no onward chain.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 9'1 x 7'5

Coloured lead light obscure windows to front aspect, carpeted, stairs leading to first floor accommodation, coved cornice to smooth plastered ceiling, picture rail, radiator. Doors to:

Lounge 16'1 x 10'5

Lead light window to front aspect, carpeted, picture rail, coved cornice to smooth plastered ceiling with central ceiling rose, four wall light points, radiator.



Kitchen 12'7 x 6'9

Obscure window to side aspect, additional glazed window to rear with adjacent door leading out to the rear garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space for cooker and fridge freezer, matching eye level wall mounted units, built in larder cupboard, attractive floor to ceiling fitted dresser with ample storage, tiled splashbacks, carpeted, radiator.

First Floor Landing 10'3 x 5'4

Carpeted, smooth plastered ceiling, picture rail, access to loft space, radiator. Doors to:



Dining Room 16'1 x 10'4 < 13'7

Windows to rear aspect and central door leading through to the lean to, carpeted, feature fireplace with cast iron surround and attractive wooden mantelpiece, coved cornice to smooth plastered ceiling with central ceiling rose, understairs storage cupboard, picture rail.

Lean To 9'3 x 8'4

Windows to side aspect, adjacent door giving access to the garden, stainless steel sink unit with appliance space and plumbing beneath for washing machine, carpeted.

Bedroom One 16'9 x 10'5

Lead light windows to both front and side aspect, exposed floorboards, cornice to smooth plastered ceiling, picture rail, radiator.

Bedroom Two 13'7 x 10'1

Bay window to rear aspect, carpeted, access to loft space, range of floor to ceiling fitted wardrobes with cupboards above, radiator.

Bedroom Three 9'3 x 7'6 into bay

Lead light bay window to side aspect with fitted storage and drawers beneath, carpeted, radiator.

Bathroom 6'4 x 6'4

Attractive lead light obscure window to rear aspect, two piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, half tiled to surrounding walls, built in airing cupboard housing hot water tank, heated towel rail.

Separate WC 4'1 x 2'7

Obscure window to side aspect, low level WC, carpeted.

Externally

Front Garden

The property is set well back from the road and is mainly laid to lawn with independent driveway providing off street parking for several vehicles and giving access to a detached garage.

Rear Garden

The property benefits from a great size rear garden which is larger than average commencing with a small patio area to the immediate rear with the remainder being laid to lawn, side access.

Garage

Detached garage with double doors





TOTAL FLOOR AREA: 1012 sq. ft. approx.
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Price £429,950 Freehold

HOME - The Estate Agent of Leigh
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