



1 Macdonald Avenue



# 1 Macdonald Avenue Westcliff-on-Sea Essex SS0 9BW

Home Estate Agents are delighted to present this contemporary three-bedroom semi-detached house located on the desirable Macdonald Avenue in Westcliff-On-Sea. This charming property boasts a beautifully landscaped west-facing garden, perfect for enjoying the afternoon sun. Additionally, it features an outbuilding to the rear, a garage, and off-street parking suitable for a small car, providing both convenience and practicality.

Inside, the home offers three well-proportioned bedrooms, including two generous double rooms and a large single that could also serve as a bedroom or home office. The modern open-plan kitchen and dining area create a welcoming space for family meals and entertaining guests. The spacious and bright lounge further enhances the living experience, providing a comfortable area to relax.

The property is equipped with a contemporary upstairs shower room and a convenient downstairs W/C, ensuring that the needs of a busy household are met with ease. Families will appreciate



the excellent school catchment for The Westborough School, making this an ideal location for those with children.

Situated in a prime location, this home is close to various transport links, Southend Hospital, and a range of local amenities, ensuring that everything you need is within easy reach. This semi-detached house is a perfect blend of modern living and practicality, making it an excellent choice for families or professionals alike. Don't miss the opportunity to make this lovely property your new home.

## Accommodation Comprises

The property is approached by a chequerboard tiled pathway leading to a storm porch and two decorative windows to side and wooden entrance door with decorative window into:

### Entrance Hall

Engineered oak wood flooring, coved cornice, picture rail, ceiling rose with light, wall panelling, stairs leading to the first floor, alarm and CCTV system, radiator. Doors into:

### Downstairs WC

Engineered oak flooring, part tiled walls, spotlighting, WC, wash hand basin.



base units with Quartz worksurfaces, matching bank of tall units and larder cupboard, kitchen peninsula with a breakfast bar area and drawer and cupboard beneath, one and a half sink with drainer, integrated NEFF combination oven with microwave and NEFF warming drawer, NEFF four ring induction hob with extractor over, integrated SMEG washing machine (to remain), built in under counter re-cycling bins, integrated Bosch dishwasher, integrated fridge and SMEG undercounter freezer, spotlighting and ceiling lighting.

#### First Floor Landing

Carpeted, double glazed window to side aspect, decorative wall panelling, picture rail, coved cornice, ceiling light, access to insulated loft with power and lighting. Doors to:

#### Bedroom One 16'1 x 12'10

Carpeted, double glazed bay window to front aspect, ceiling light and spotlighting, picture rail, panelling to one wall, built in fitted wardrobes, radiator.

#### Bedroom Two 13'1 x 12'2

Carpeted, double glazed window to rear aspect, coved cornice, built in wardrobe, ceiling light, picture rail, radiator.

#### Bedroom Three 8'2 x 6'11

Carpeted, double glazed window to front aspect, coved cornice, picture rail, built in wardrobe, ceiling light.

#### Bathroom 7'7 x 6'11

Tiled flooring with underfloor heating, tiled walls, double glaze obscure window to rear aspect, wash hand basin with vanity storage beneath, heated wall mounted mirror, WC, walk in shower cubicle,



#### Lounge 16'1 x 13'9

Carpeted, double glazed bay window to front aspect, coved cornice, decorative ceiling, ceiling rose with light, picture rail, original fireplace with wood surround with shelving and storage to either side of recess, two radiators.

#### Open Plan Kitchen Diner 19'8 x 15'2

#### Dining Area

Engineered oak wood flooring, triple glazed bi-folding doors to rear aspect leading to the garden, ceiling light, vertical radiator. Open to:

#### Kitchen Area

Tiled flooring with underfloor heating, two double glazed windows to rear aspect and double glazed French doors to rear aspect leading to the garden, spotlighting. The kitchen is fitted to include a range of



extractor, spotlighting, heated towel rail.

#### Externally

#### Frontage

One block paved parking space for a small car, double doors leading to the garage, metal gate and railings, gravel area with flowerbeds.

#### Garage

Garage housing boiler with concrete flooring and brick walls, barn style doors to front aspect and door to the rear aspect leading to the garden, power and lighting, shelving and storage.

#### Rear Garden

Rear garden commencing with a composite decking area with a Indian sandstone path and block paved patio and the remainder of the garden is laid to lawn with raised flower beds, side access leading to the front of the property, external power and wall lighting.

#### Workshop

To the immediate rear there is an brick built outbuilding with gravel surround, external wall lighting, double glazed obscure window and double glazed obscure French doors both to front aspect, storage, power and lighting.



























## Offers Over £475,000 Freehold

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