



24 Avenue Road

24 Avenue Road Westcliff-on-Sea Essex SS0 7PW

Home Of Leigh are delighted to offer for sale this super smart four bedroom period property, located in the heart of the Milton Conservation area and which has been beautifully maintained by the current owners.

The accommodation is cleverly spread out over three floors and boasts a welcoming and spacious entrance hall, guest cloakroom, lounge, separate dining room plus a wonderful open plan kitchen/breakfast room which overlooks the rear garden.

To the first floor there is a split level landing and three well appointed bedrooms along with a stylish family bathroom, whilst to the second floor there is a further double bedroom.

Externally the property benefits from a great size rear garden with an attractive brick paved patio area and a walled front garden.



Located on Avenue Road in the heart of the desirable Milton Conservation area, this beautiful property is perfectly positioned to take full advantage of both Westcliff & Southend railway stations

giving direct access to London Fenchurch Street Station. Hamlet Court Road shopping facilities are also close at hand offering an array of bars and restaurants.

Accommodation Comprises

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

Entrance Hall 24'7 x 5'1

A great size and welcoming entrance hall with Amtico oak flooring throughout, stairs leading to the first-floor accommodation with understairs storage cupboard, coved cornice to smooth plastered ceiling, picture rail, dado rail, bespoke fitted floor to ceiling cupboard housing washing machine and dryer, cast iron effect radiator. Doors to:

Ground Floor Cloakroom 3'6 x 2'1

Double glazed obscure window to side aspect, low level WC, wall mounted wash hand basin with mixer tap, attractive half paneling to



Open Plan Kitchen Breakfast Room 17'2 x 9'3

A great size living space with double glazed windows to rear and side aspect and additional door to garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven and four ring electric hob with extractor hood above, integrated dishwasher, bespoke fitted freestanding unit housing integrated fridge and separate freezer along with bespoke fitted Butler's pantry and additional storage, chimney breast with tiled hearth and floor standing electric log burner, smooth plastered ceiling with inset spotlighting, feature vertical radiator.

First Floor Landing 21'9 x 5'2

A great size split level landing which is carpeted, smooth plastered ceiling with inset spotlighting, dado rail, radiator, stairs leading to the second floor fourth bedroom. Doors to:



surrounding walls, smooth plastered ceiling with inset spotlighting, Amtico wood flooring.

Lounge 14'1 x 11'1

Double glazed Sash bay window to front aspect with bespoke fitted Plantation Cafe shutters, continuation of Amtico flooring, feature fireplace with inset log burner with tiled hearth and wooden mantle piece over, smooth plastered ceiling, picture rail, radiator.

Separate Dining Room 11'8 x 10'1

Double glazed window to rear aspect, matching Amtico flooring throughout, feature cast iron fireplace with attractive wood surround and tiled hearth, smooth plastered ceiling, picture rail, radiator.

Master Bedroom 16'2 x 15'6

Double glazed Sash bay window to front aspect with bespoke fitted cafe Plantation shutters, additional double glazed Sash window to front with cafe Plantation shutters, carpeted, feature fireplace with attractive surround, smooth plastered ceiling, picture rail, two wall light points, radiator.

Bedroom Two 11'9 x 10'2

Double glazed window to rear aspect, carpeted, feature cast iron fireplace with attractive wooden surround, fitted alcove storage wardrobe, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, cast iron effect radiator.

Bedroom Three 11'8 x 9'3

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, access to loft space, fitted floor to ceiling wardrobe, radiator.

Bathroom 10'1 x 5'1

A great size family bathroom with two double glazed obscure windows to side aspect, wood panelled bath with mixer tap and shower attachment plus additional Rainfall shower head over, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, smooth plastered ceiling with inset spotlighting, heated towel rail/cast iron radiator combined.

Bedroom Four 14'7 < 9'1 x 12'9

Velux window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboards, two radiators.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with an attractive brick paved patio area to the immediate rear and continuing down the side of the property. The remainder of the garden is laid with artificial lawn and enclosed by screen panelled fencing and offers rear access.















