



38 Carlton Avenue

38 Carlton Avenue Westcliff-on-Sea Essex SS0 0QL

Home Of Leigh are super excited to offer for sale this surprisingly spacious three bedroom semi detached bungalow which benefits from a sunny south facing rear garden and a secure gated driveway allowing ample off street parking.

The accommodation comprises; spacious entrance hall, lounge with electric fire, separate kitchen overlooking the rear garden, three well appointed bedrooms and a modern bathroom suite.

Externally the property boasts a great size south facing rear garden with purpose built garden room and additional storage, whilst to the front there is ample off street parking behind secure, electric gates.



Located on Carlton Avenue in Westcliff on Sea, this attractive property is ideally positioned for Southend Hospital being within walking distance, along with access to major roads giving access into Southend City Centre and London.

Accommodation Comprises:

Entrance

Part opaque doubled glazed entrance door leading to:

Entrance Hall

A great size entrance hall with wood flooring throughout, smooth plastered ceiling with access to loft space, radiator. Doors to:

Lounge 17'8 x 11'8

Double glazed bay window to front aspect with



cabinets, appliance space for washing machine, dishwasher & fridge/freezer, tiled flooring.

Dining Room/Bedroom 12'7 x 11'6

Double glazed French doors to rear giving access to the garden, wood flooring, built-in storage cupboard, radiator.

Bedroom One 11'9 x 11'2

Double glazed window to front aspect, carpeted, radiator.

Bedroom Three 9'2 x 7'2

Double glazed window to side aspect, carpeted, radiator.

Bathroom 8'1 x 7'8

Two double glazed obscure windows side aspect, modern suite comprising claw footed roll top bath with mixer tap and shower attachment and additional rainfall shower attachment, low level w.c, wash hand basin with mixer tap, inset into an attractive dresser unit with drawers & shelving beneath, half tiling to surrounding walls, tiled flooring, built-in storage cupboard, heated towel rail.



additional double glazed windows to apposing sides, wood flooring, feature brick built fireplace with electric fire, coved smooth plastered ceiling, two radiators.

Kitchen 13'7 x 8'8

Double glazed window to rear aspect with additional double glazed door to side giving access to the garden. The kitchen is fitted to include a butler sink with mixer tap inset to a range of square edge work surfaces with cupboards and drawers beneath, built-in oven and electric hob with extractor hood above, further range of matching eye level wall mounted units & display

Rear Garden

The property benefits from a sunny south facing rear garden with commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, garden shed to remain, double gates to side giving access to the front, outside lighting, water tap, access to:

Outbuilding

The garden room consists of two rooms:-

Garden Room 12'8 x 8'3

Sliding doors.

Workshop/Office Space 8'4 x 6'3

Double glazed window, power & light.

Front Garden

The property benefits from a good size frontage which is mainly block paved providing off street parking for several vehicles which is accessed via electric sliding gates.









TOTAL FLOOR AREA : 779 sq.ft. approx.
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Price: £375,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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