



Fairmead Avenue, Westcliff-on-Sea
£450,000

home.

39 Fairmead Avenue

Westcliff-on-Sea
SS0 9RY

 3  1  2

- Spacious Three Bedroom Family Home
- Living Accommodation Over Three Floors
- Modern Fitted Kitchen Overlooking Rear Garden
- Dining Room
- Useful Utility Area
- Great Size West Backing Rear Garden & Off Street Parking
- Perfectly Positioned For London Road Shops
- Within Walking Distance Of Chalkwell Park, Beach & Mainline Railway Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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Home Of Leigh are very excited to offer for sale this surprisingly spacious three bedroom family home which has been cleverly extended to provide well appointed living accommodation over three floors and which comes with a great size west backing rear garden and off street parking to the front.

The accommodation comprises; entrance hall, lounge, separate dining room plus a modern fitted kitchen overlooking the rear garden, whilst to the first floor there are two double bedrooms, a modern bathroom suite and a useful utility room with access to the top floor where there

is another double bedroom with dressing room.

Externally the property benefits from a west backing rear garden whilst there is off street parking to the front for one vehicle.

Located on Fairmead Avenue in the heart of Westcliff On Sea, this wonderful family home is perfectly positioned to take full advantage of the London Road and all its shops and facilities as well as being within walking distance of Chalkwell Park, the beach and mainline railway station giving access into London Fenchurch Street.



Accommodation Comprises

The property is approached via part lead light entrance door leading to:

Entrance Hall

15'2 x 5'8

Wood flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, coved cornice to smooth plastered ceiling with central ceiling rose, radiator. Door leading through to:

Dining Room

15'4 x 13'1

A great size reception room with a continuation of wood flooring throughout, smooth plastered ceiling with inset spotlighting, chimney breast with bespoke fitted alcove storage cupboards, radiator, archway through to both lounge and kitchen.

Lounge

15'6 x 10'5

Double glazed bay window to front aspect, wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose, feature fireplace, radiator.

Kitchen

15'4 x 9'2

Double glazed window to rear aspect with adjacent door to garden. The kitchen is fitted to include a modern sink unit inset into a range of worksurfaces with cupboards and drawers beneath, built-in oven and grill with five ring gas hob and extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, American style fridge freezer (to remain), further range of fitted cupboards to one wall, tiled flooring, smooth plastered ceiling with feature roof lantern.

First Floor Landing

7'3 x 7'1

Carpeted, smooth plastered ceiling. Doors to:

Bedroom One

15'6 x 10'1

Double glazed bay window to front aspect, wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose, radiator.

Bedroom Two

13'8 x 8'9

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling, radiator.

Family Bathroom

7'6 x 5'8

Double glazed obscure window to front aspect, modern three piece suite comprising; bath with shower unit over, pedestal wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, heated towel rail.

Utility Area

10'7 x 7'1

Double glazed window to rear aspect, carpeted, stairs leading to the second floor accommodation with bespoke fitted storage housing space and plumbing for washing machine and dryer, smooth plastered ceiling with inset spotlighting.

Second Floor Landing

Wood flooring, built in eaves storage cupboard. Door to:





Bedroom Three

10'6 x 9'8

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling with inset spotlighting, radiator. Door to:

Dressing Area

8'1 x 5'8

Velux window to front aspect, wood flooring, smooth plastered ceiling.

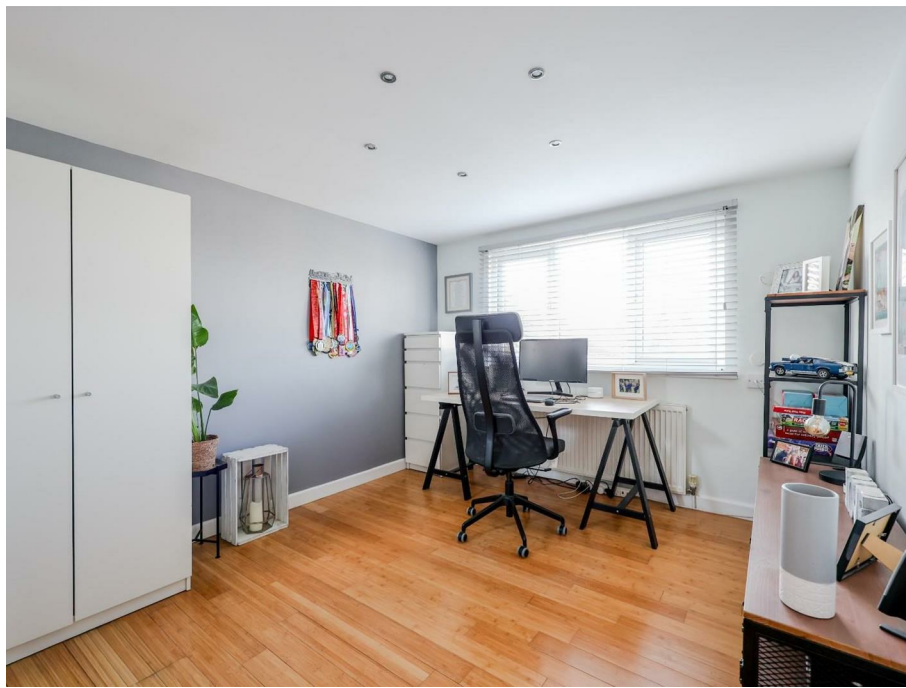
Externally

Rear Garden

The property benefits from a good size west backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid with artificial lawn and enclosed by screen panelled fencing, outside lighting and tap, garden shed (to remain).

Front Garden

The front of the property is paved providing off street parking for one vehicle.













Property Details

3 Bedrooms
1 Bathrooms
2 Reception Rooms
House - Terraced

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band:

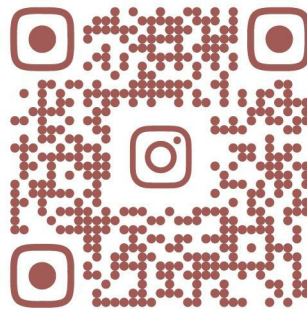
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