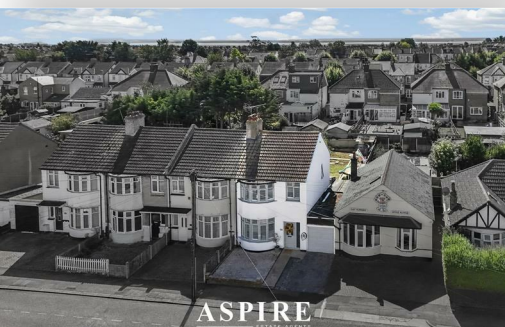


**To arrange a viewing contact us
today on 01268 777400**



Central Avenue, Southend-On-Sea Offers in excess of £375,000

Aspire are delighted to present this beautifully presented three-bedroom family home, offering generous living accommodation, an impressive approximately 80ft south-facing rear garden, garage and off-street parking.

The ground floor is centred around the superb open-plan lounge/dining room, measuring approximately 27'4" x 11'6", creating a fantastic space for both everyday family life and entertaining. This leads through to the modern fitted kitchen, while to the rear is a bright conservatory overlooking and providing access to the south-facing garden.

Upstairs, the property offers two well-proportioned double bedrooms alongside a third bedroom, making it ideal for a growing family, home office or nursery. A family bathroom completes the first-floor accommodation.

Externally, the approximately 80ft south-facing rear garden is a real highlight, providing plenty of space to enjoy throughout the warmer months. The property also benefits from a substantial garage, off-street parking and an electric vehicle charging point.

Central Avenue is conveniently positioned for a range of local shops, eateries, parks and schools. Southend East C2C Station is approximately 0.7 miles away, providing direct services towards London Fenchurch Street, while Southend City Centre is approximately 1.1 miles away and the seafront approximately 1.2 miles away.

The property is within catchment for Hamstel Infant School & Nursery, Hamstel Junior School and Cecil Jones Academy, while Southend High School for Girls is also nearby.

Hallway

Lounge / Diner

27'4" x 11'6" (8.34 x 3.51)

Kitchen

7'3" x 7'6" (2.230 x 2.29)

Conservatory

17'5" x 7'5" (5.31 x 2.28)

Bedroom One

14'1" x 10'9" (4.31 x 3.28)

Bedroom Two

12'4" x 10'4" (3.78 x 3.15)

Bedroom Three

8'5" x 5'9" (2.59 x 1.76)

Bathroom

Garage

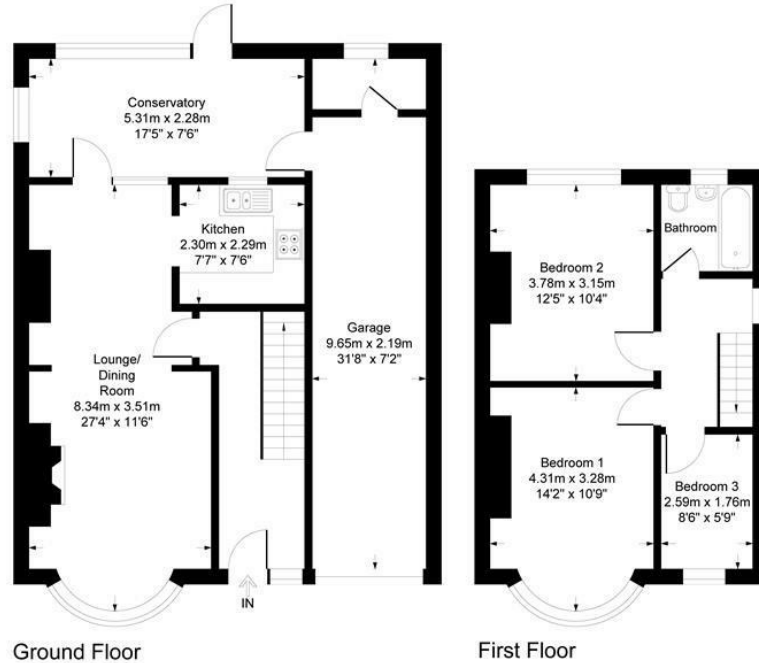
31'7" x 7'2" (9.65 x 2.19)

Frontage

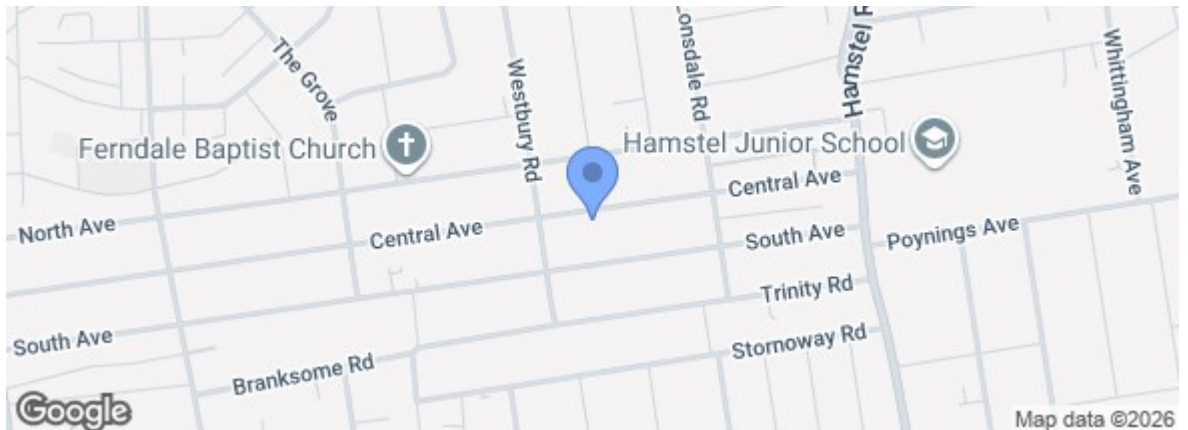
Garden

270 Central Avenue

Approximate Gross Internal Floor Area = 115.3 sq m / 1241 sq ft
(Including Garage)
Garage = 21.5 sq m / 231 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.