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## 37 Kingston Avenue, Shoeburyness, SS3 8TS

**Guide Price £400,000**

We are favoured with instructions to offer for sale this attractive detached house situated within a cul de sac location of North Shoebury. The ground floor comprises of a lounge and an open plan kitchen diner and wc. The first floor has three bedrooms with the master bedroom having an ensuite shower room and there is a family bathroom/wc. The property is double glazed and has gas central heating and there is an attached garage and off street parking. No onward chain.

## Entrance Hallway

Stairs to first floor, Karndean flooring, double glazed window to side, door to ground floor wc, further door to:

## Lounge 13'6" x 13'10" (4.14 x 4.24)



Double glazed windows to front and side, carpeted, smooth plastered walls to coved ceiling, wall mounted thermostat, under stairs storage cupboard, door to kitchen, opaque panel glazed double doors to open plan kitchen/diner.

## Dining area 9'7" x 8'5" (2.93 x 2.59)



Karndean flooring, smooth plastered walls to coved ceiling, radiator, double glazed patio doors leading to and overlooking rear garden:

## Kitchen area 7'8" x 9'6" (2.35 x 2.90)



Fitted with cupboard and draw base units and eye level wall cupboards with rolled top work surfaces and tiled splash backs, polyurethane sink unit with single bowl single drainer, built in four ring gas hob with electric oven under, integrated fridge and dishwasher, cupboard housing boiler:

## Ground floor wc



Karndean flooring, closed coupled wc, wash hand basin tiled splash back, smooth plastered walls, extractor, opaque double glazed window to front:

## First floor landing

Access to loft, double glazed window to side, carpeted, smooth plastered walls to coved ceiling, doors off onto:

## Bedroom One 10'8" x 9'4" (3.27 x 2.86)



Carpeted, smooth plastered walls to coved ceiling, double glazed window to front, radiator, built in wardrobe, door to:

## Ensuite shower room

Independent tiled shower cubicle, pedestal wash hand basin, tiled splash backs, radiator, wall mounted mirrored medicine cabinet, smooth plastered walls, radiator, extractor:

**Bedroom Two 11'0" max narrowing to 8'8" x 9'4"  
(3.37 max narrowing to 2.66 x 2.87)**



Carpeted, smooth plastered walls to coved ceiling, radiator, double glazed windows to rear:

**Bedroom Three 7'2" x 5'6" plus door recess  
(2.19 x 1.69 plus door recess)**



Laminate flooring, smooth plastered walls to coved ceiling, dado rail, radiator, built in cupboard, double glazed window to front:

**Bathroom/wc 6'0" x 7'1" max (1.84 x 2.16 max)**



Fitted with a panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, tiled splash backs, vinyl flooring, cupboard housing water tank, extractor, opaque double glazed window to rear.

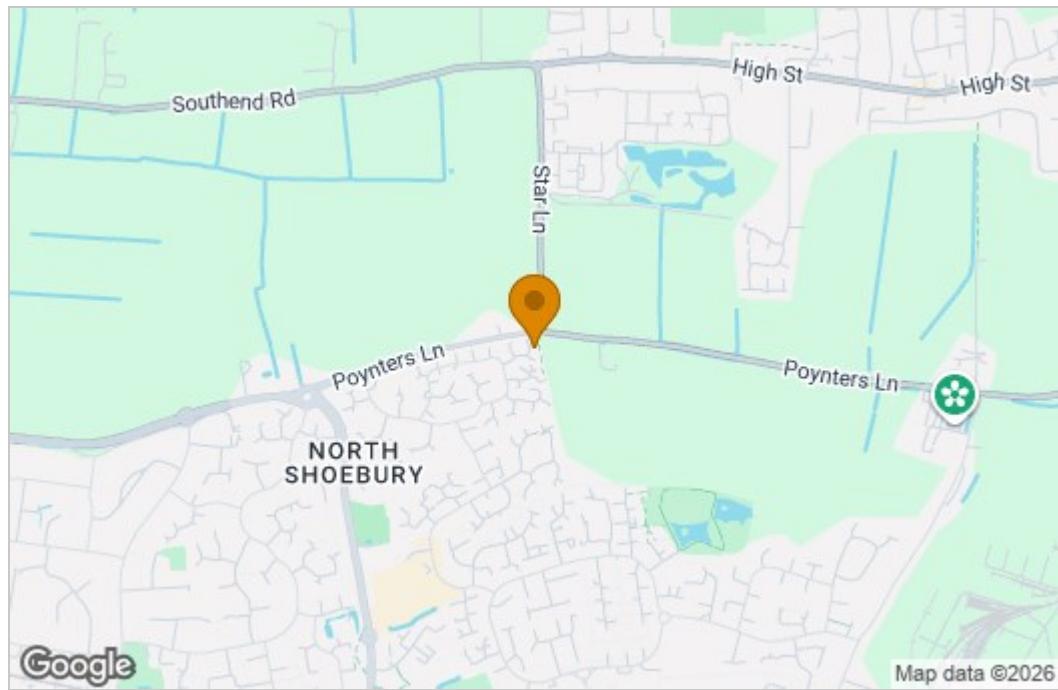
**Externally**



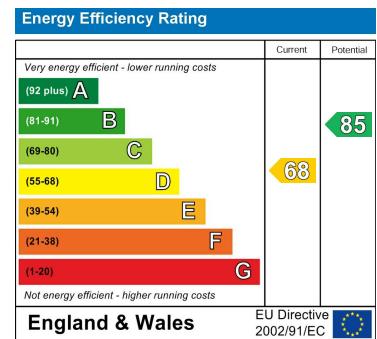
Rear garden commencing with a paved patio area, the remainder being mainly laid to lawn with flower and shrub boarders, cold water tap, access to garage, side access, fencing to boundaries. The front garden is part laid to lawn with pathway to front door. There is a side block paved driveway providing off street parking and leading to attached garage.

## Floor Plan

## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

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