



Hainault Avenue | | Westcliff-on-Sea | SS0 9HA

Price Guide £350,000

**bear**  
*Estate Agents*

**Hainault Avenue |  
Westcliff-on-Sea | SS0 9HA  
Price Guide £350,000**

\* £350,000 - £375,000 \* Charming three-bedroom end of terrace home offering spacious living accommodation, a large west-facing garden, and a sought-after Westcliff-on-Sea location close to excellent schools and amenities.

- Three Bedroom End of Terrace House
- Dining Room with Patio Doors
- Two Double Bedrooms and One Single Bedroom
- Three Piece Bathroom
- Double Glazing
- Bay Fronted Lounge with a Feature Fireplace
- Modern Kitchen
- Built-in Storage to Bedroom Two
- Large West Facing Rear Garden
- Gas Central Heating





This well-presented end of terrace house offers generous and characterful living space throughout. The property opens with an entrance hall leading into a bay-fronted lounge featuring a fireplace, which flows seamlessly into the dining room. The dining room also benefits from a feature fireplace, patio doors opening onto the rear garden, and an opening into a modern kitchen, creating a sociable layout ideal for everyday living and entertaining. Additional ground floor benefits include under stair storage. To the first floor, the landing leads to two double bedrooms, including a bay-fronted master and a second with built-in storage, alongside a single bedroom and a three-piece bathroom. Externally, the property boasts a large west-facing rear garden, perfect for enjoying afternoon and evening sun. Further benefits include double glazing and gas central heating.

Situated on Hainault Avenue in Westcliff-on-Sea, the property falls within the catchment area for The Westborough School and Chase High School, while also being close to highly regarded grammar schools. The home is conveniently located near the Palace Theatre, a range of local amenities, bus links, and Westcliff Train Station. Southend Hospital and nearby parks are also within easy reach, making this an ideal location for families and commuters alike.

### Three Bedroom End of Terrace House

#### Entrance Hall

#### Lounge

14'0 x 12'0 (4.27m x 3.66m)



## Dining Room

11'1 x 10'0 (3.38m x 3.05m)

## Kitchen

8'1 x 6'1 (2.46m x 1.85m)

## Landing

## Bedroom One

14'0 x 11'1 (4.27m x 3.38m)

## Bedroom Two

11'1 x 11'1 (3.38m x 3.38m)

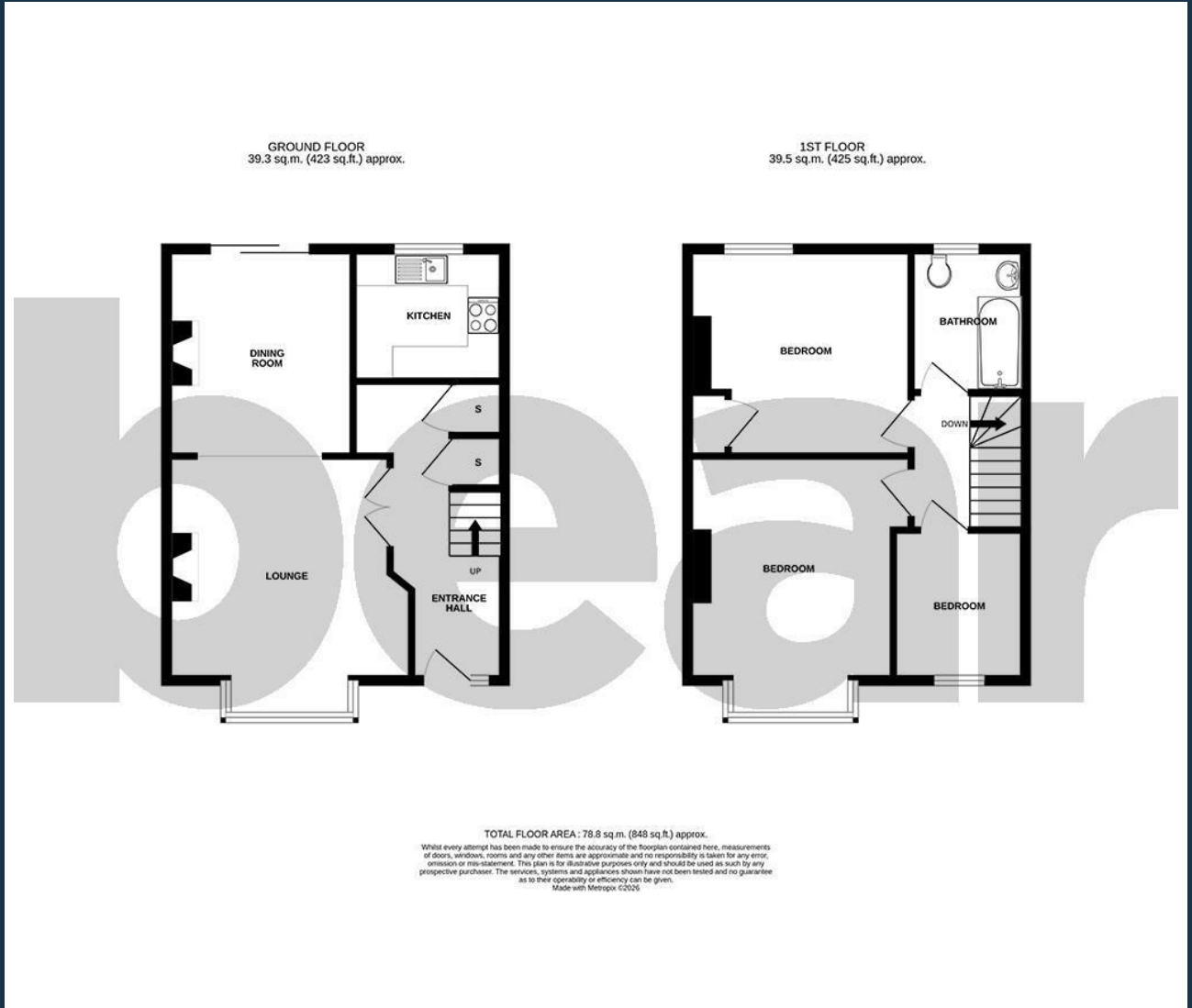
## Bedroom Three

7'1 x 6'1 (2.16m x 1.85m)

## Three Piece Bathroom

## West Facing Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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