2 Hainault Avenue, Westcliff-On-Sea, SS0 9HB

ASKING PRICE £325,000

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Gateway

PROPERTY DESCRIPTION

Gateway is delighted to bring to the market this wonderful end of terrace house located in the heart of Westcliff-on-Sea.

With three double bedrooms that includes a versatile loft room, a large living room, a spacious kitchen/diner and a good-sized, low maintenance garden, this home is ideal for growing families. Built in the early 1900's, this recently redecorated property has high ceilings throughout and beautiful bay windows in the living room and master bedroom.

Perfectly situated amongst a superb variety of local amenities, including a short walk to the picturesque Southend Seafront, the property benefits from second-to-none transport links, with fast trains to London and Southend Airport just minutes away.

Don't miss out on this property. Contact Gateway to book your viewing today!

- **Three double bedrooms**
- **Spacious kitchen/diner**
- **Low-maintenance, good-sized garden**
- **Recently redecorated, ready to move in**
- **Bright and airy rooms throughout**
- **Versatile loft space**
- **Side access to rear garden**
- **Great school catchment**
- **Fantastic amenities on your doorstep**
- **Superb transport links to London and beyond**

ROOM MEASUREMENTS

Hallway
Bright and airy hallway, featuring under stairs storage cupboards, wooden flooring and wall panelling.

Lounge
11'4" x 15'7"
Featuring wooden flooring, bay window and neutral colours throughout

Kitchen/Diner
17'4" x 11'5"
Open plan Kitchen/Diner featuring tiled flooring throughout and wood paneled ceiling. Kitchen features a range of base and wall units and spaces for dishwasher, washing machine and oven/hob.

Master Bedroom
15'8" x 11'3"
Featuring carpeted flooring and large bay window

Bedroom Two
11'9" x 11'5"
Featuring carpeted flooring and feature chimney breast and fireplace

Family Bathroom
Featuring bath/shower, WC, wash hand basin and tiled walls.

Bedroom Three
12'7" x 12'0"
Converted loft space, featuring carpeted flooring, storage and Velux windows.

Garden
45ft length (approx)
Low maintenance east facing garden area, featuring both an initial decking area, artificial lawn and a patio area. The garden also benefits from a side gate, which allows access to the front of the property.

Agent Notes
Please note that under the Estate Agents Act 1979, the sellers of the property are an employee of the Gateway Group of Companies.

FLOOR PLANS

HAINAULT AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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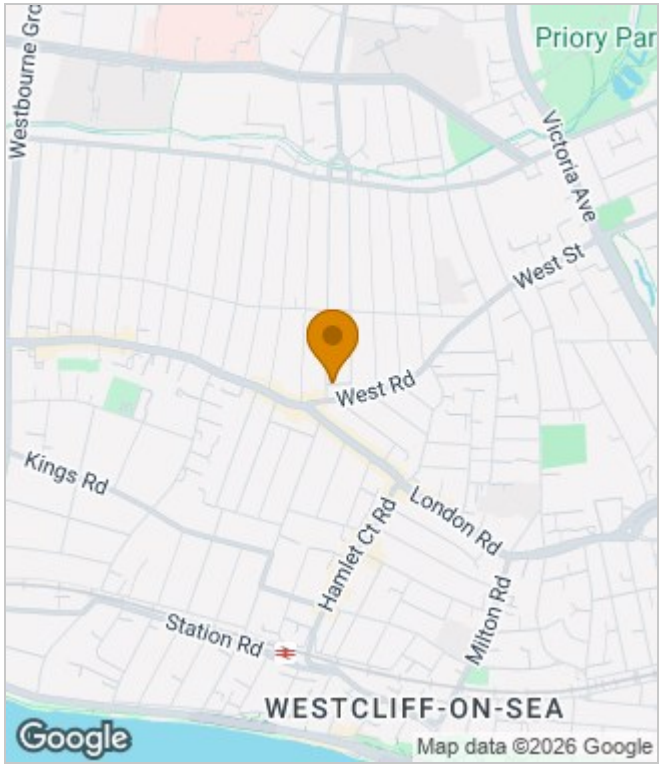
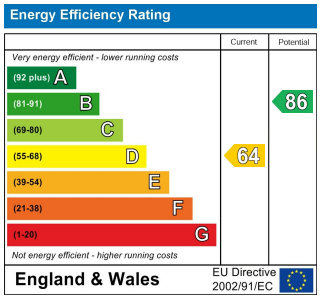
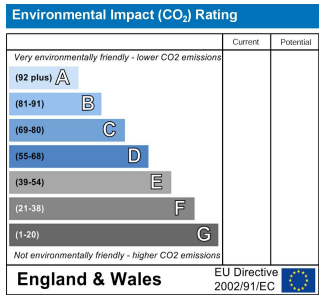
AREA MAP



ENERGY PERFORMANCE GRAPH





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