

home.

£450,000

Silverdale Avenue, Westcliff-On-Sea

135 Silverdale Avenue, Westcliff-On-Sea, Essex, SS0 9BB



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Home Estate Agents are delighted to present this charming three-bedroom detached house located on the Silverdale Avenue in Westcliff-On-Sea. This property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The large lounge is perfect for family gatherings, while the open-plan kitchen diner creates a warm and welcoming atmosphere for mealtimes.

The house comprises three generously sized double bedrooms, one of which benefits from an en-suite bathroom, offering both convenience and privacy. With two bathrooms, this home is well-equipped to accommodate family living.

Outside, you will find a lovely west-facing garden, ideal for enjoying the afternoon sun and hosting summer barbecues. The property also includes off-street parking for two vehicles, ensuring that you and your guests have easy access.

Situated in an excellent location, this home is conveniently close to a variety of shops, grammar schools, Southend Hospital, and other local amenities, making it an ideal choice for families and professionals alike. This delightful property offers a perfect blend of comfort, space, and convenience, making it a must-see for anyone looking to settle in this vibrant area. Don't miss the opportunity to make this wonderful house your new home.



Accommodation Comprises

Via covered Verandah and entrance door into:

Storm Porch

Tiled flooring, double glazed windows to front and side aspect, vaulted ceiling, internal double glazed window into lounge, wall lights, radiator. Single glazed panel door into:

Lounge

18'4 x 16'1

Wood effect laminate flooring, double glazed window to front aspect with shutters, two double glazed window to side aspect with shutters, wooden beamed ceiling, coved cornice, ceiling rose with light and two further ceiling lights, picture rail, understairs storage cupboard, feature fireplace, two radiators.

Kitchen Diner

21'5 x 9'1

Dining Area

Stone effect tiled flooring, ceiling light, double glazed window and patio door to garden. Open plan to:

Kitchen Area

Continuation of stone effect tiled flooring, double glazed window to rear aspect, ceiling light, range of base units with wood effect worksurfaces and matching eye level wall mounted units, integrated Bosch double oven and five ring gas hob with extractor over, wood effect splashback, space for washing machine and fridge freezer, integrated dishwasher. Internal single glazed door into:

Inner Hallway

Continuation of stone effect tiled flooring, double glazed window to side aspect, double glazed obscure panelled door to side, wooden beamed ceiling, ceiling light, stairs leading to first floor, storage cupboard, radiator. Access to:

Bathroom

8'9 x 5'4

Stone effect tiled flooring, tiled walls, double glazed obscure window to side aspect, two ceiling lights, WC, panelled bath with shower over, wash hand basin with vanity storage beneath, heated towel rail.

First Floor Landing

Carpeted, double glazed obscure window to rear aspect, wooden beamed ceiling and walls, wall lighting. Doors to:

Bedroom One

13'10 x 9'10

Carpeted, double glazed window to front aspect with shutters, two double glazed window to side aspect with blinds, picture rail, ceiling light, radiator. Door to:

En-Suite

4'8 x 3'6

Wood effect laminate flooring, tiled walls, extractor, internal obscure single glazed window, ceiling light, shower cubicle, WC, wash hand basin, heated towel rail.

Bedroom Two

10'6 x 7'11

Carpeted, picture rail, double glazed window to front aspect with shutters, wooden beamed ceiling, ceiling light, radiator.

Bedroom Three

10'0 x 7'7

Carpeted, double glazed window to rear aspect, ceiling light, picture rail, radiator.

Frontage

Block paved driveway providing off street parking for two vehicles, gated side access to the rear.

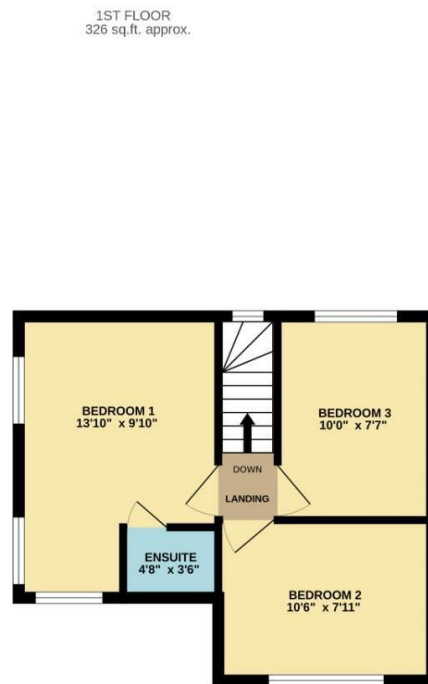
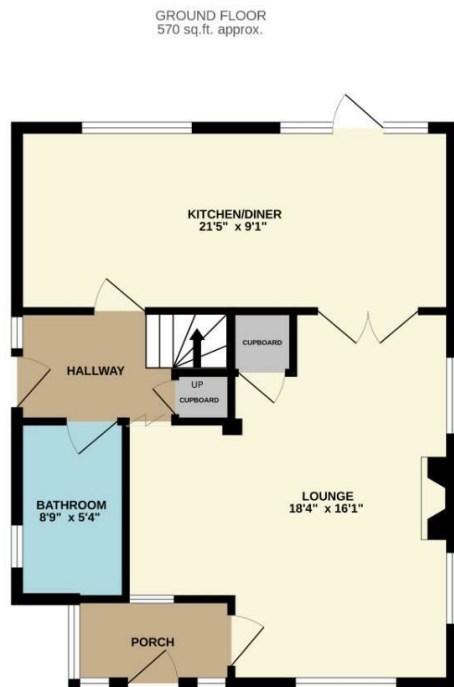
Rear Garden

Rear garden commences with a wooden decked area with a pathway leading to a further decked area with the remainder being laid to lawn, flower bed border, storage shed, side access to the front.









TOTAL FLOOR AREA : 896 sq.ft. approx.
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£450,000 Freehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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	