



\* £390,000 - £420,000 \* Located in the charming area of Fairmead Avenue, Westcliff-on-Sea, this extended four-bedroom family home offers a perfect blend of space and convenience. The property boasts a generous driveway, providing parking for one vehicle, which is a valuable asset in this desirable location. Inside, the home features a well-appointed downstairs bathroom and utility room, alongside a family bathroom on the first floor, ensuring ample facilities for a busy household. The layout is designed to accommodate family life comfortably, with plenty of room for relaxation and entertaining. One of the standout features of this property is its proximity to local amenities. Residents will appreciate being just a short distance from Chalkwell Station, making commuting a breeze. Additionally, the stunning Chalkwell Beach and the picturesque Chalkwell Park are nearby, offering opportunities for leisure and outdoor activities. Families will also benefit from being within the catchment area for Chalkwell School and close to the highly sought-after Westcliff Grammar School, making this home an excellent choice for those prioritising education. In summary, this four-bedroom house on Fairmead Avenue is an ideal family home, combining spacious living with a prime location close to transport links, beautiful beaches, and reputable schools. It presents a wonderful opportunity for those looking to settle in a vibrant community.

- Extended four bedroom family home
- Gorgeous bay-fronted lounge
- Large bay-fronted master bedroom
- Open plan kitchen diner
- Chalkwell Infant and Junior School catchment and close to the highly sought after Westcliff Grammar School
- Driveway creating parking for one vehicle
- Modern interior throughout
- Downstairs bathroom/utility room and first floor family bathroom
- Close to Chalkwell Station, Beach and Park
- Close to useful local amenities

## Fairmead Avenue

Westcliff-On-Sea

**£390,000**

Price Guide



# Fairmead Avenue



## Frontage

Block paved driveway creating parking for one vehicle, overhanging front porch, door to:

## Entrance Hallway

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, carpeted stairs rising to the first floor landing with understairs storage, wood effect laminate flooring, door to:

## Bay-Fronted Lounge

16'2" max x 12'4"

Smooth ceiling with a pendant light, large double-glazed bay window to the front, radiator, wood effect laminate flooring.

## Kitchen Diner

### Kitchen Area

12'0" x 8'3"

Smooth ceiling with a pendant light. White gloss handleless kitchen comprising of; wall and base level units with a roll edge laminate worktop, inset sink with draining grooves and a chrome mixer tap, space for a range cooker with a four-ring gas hob and a stainless steel extractor hood over, integrates fridge freezer, integrated dishwasher, inset shelves, pan drawers, tile splashbacks, tiled flooring, opening to:

### Dining Area

13'3" x 9'3"

Smooth ceiling with feature drop-down pendant lights, radiator, space for an eight-seater dining room table, tiled flooring, opening to:

### Reception Room

8'11" x 8'11"

Smooth ceiling with a pendant light, double-glazed French doors to the rear leading out to the garden, radiator, tiled flooring, door to:

### Bathroom/Utility Room

7'3" x 5'2"

Smooth ceiling with a pendant light and an extractor fan, double-glazed window to the side,

panelled bath with a shower over, low-level WC, vanity unit wash basin, space for a washing machine and tumble dryer, fully tiled walls, tiled flooring.

## First Floor Landing

Smooth ceiling with a pendant light, loft access, carpet, doors to all rooms.

## Bedroom One

16'0" x 11'8"

Smooth ceiling with a pendant light, double-glazed bay window to the front, space for floor-to-ceiling wardrobe, radiator, wood effect laminate flooring.

## Bedroom Two

13'3" x 9'8"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, space for a floor-to-ceiling wardrobe, radiator, carpet.

## Bedroom Three

8'5" x 7'1"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, space for a floor-to-ceiling wardrobe, radiator, wood effect laminate flooring.

## Bedroom Four

7'6" x 6'3"

Smooth ceiling with a pendant light, double-glazed window to the front, space for a floor to ceiling wardrobe, radiator, wood effect laminate flooring.

## Family Bathroom

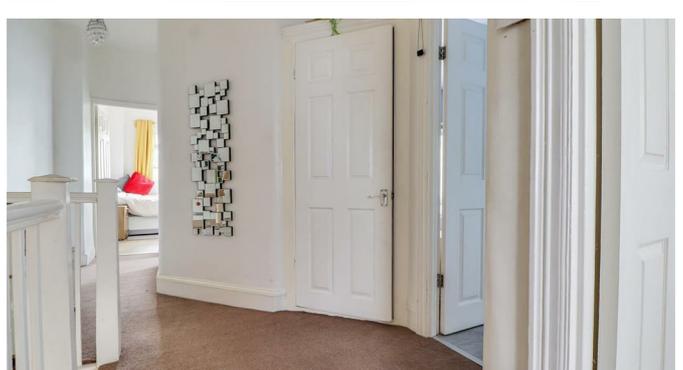
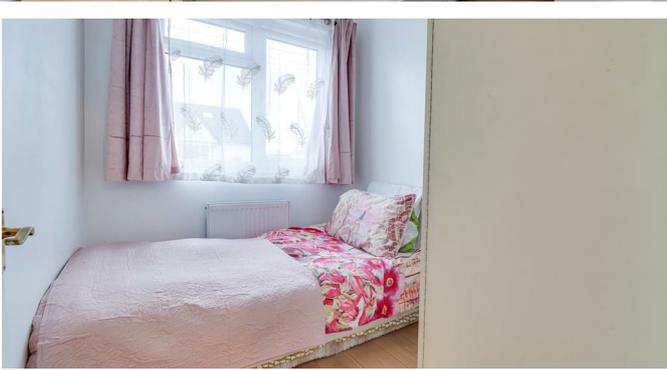
Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the side, paneled bath, low-level WC, vanity unit wash basin, fully tiled walls, tiled flooring.

## Rear Garden

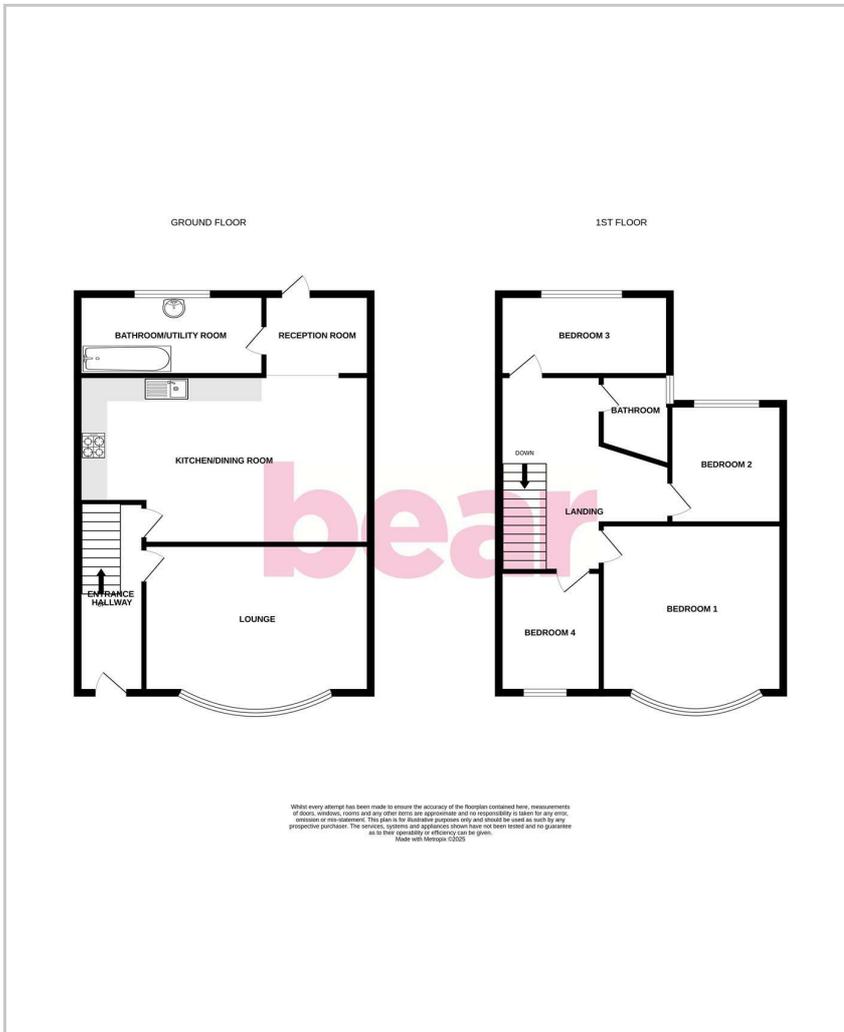
Commences a fully paved garden with fencing to either side and the rear, space for an outdoor seating area ideal for entertaining, outside lighting, outside tap.

## Agents Notes:

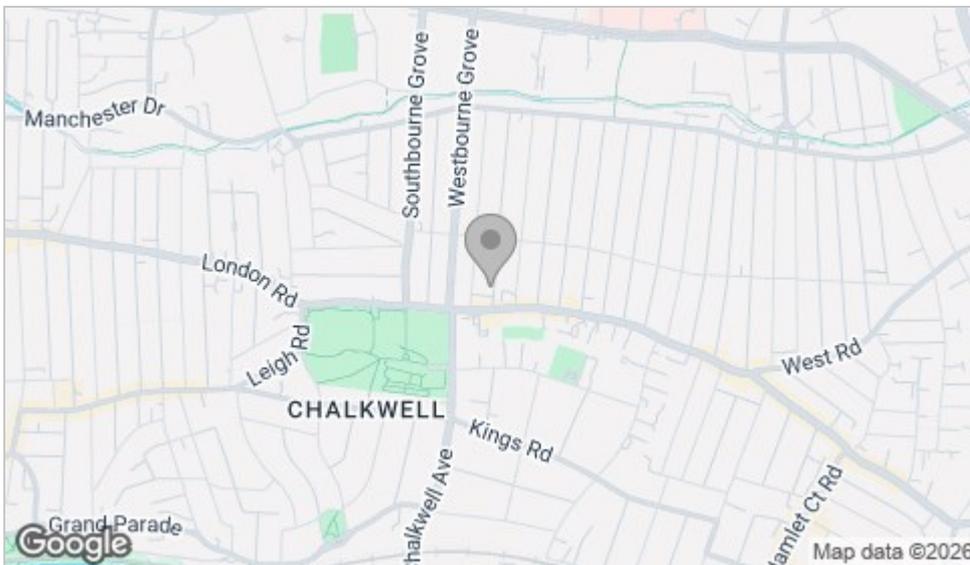
Council tax band: C



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

