



A well-presented terraced home offering open plan living and an extensive rear garden, ideally positioned in Southend-on-Sea within close proximity of excellent transport links, amenities and popular schooling.

- Well Presented Terraced House
- Open Plan Lounge/Diner with a Feature Fireplace
- Convenient Understair Storage
- Ground Floor Three Piece Bathroom
- Extensive Rear Garden with Decking
- Secure Porch Entrance
- Bay Window to the Front
- Generous Kitchen
- Two Bedrooms
- Double Glazing and Gas Central Heating

## Station Avenue

Southend-on-Sea

**£300,000**

Offers Over



# Station Avenue



The accommodation begins with a porch which opens into a spacious open plan lounge/diner featuring a bay window to the front and a character fireplace. Stairs rise to the first floor with useful understair storage. To the rear, a generous kitchen provides ample workspace, complemented by a ground floor three piece bathroom. The first floor landing leads to a comfortable double bedroom and a further single bedroom which benefits from built-in wardrobes. Externally, the property enjoys an extensive rear garden with decking, ideal for outdoor seating and entertaining. Additional features include double glazing and gas central heating throughout.

Located on Station Avenue in Southend-on-Sea, the property falls within catchment of Bournemouth Park Academy and Cecil Jones Academy. Prittlewell Train Station, bus links and the A127 are all within minutes, while amenities, Priory Park, Southend Hospital, the city centre and London Southend Airport are also close to hand.

## Two Bedroom Terraced House

### Porch

### Lounge/Diner

26'0 x 11'1

### Kitchen

10'9 x 10'0

### Three Piece Bathroom

8'0 x 5'1

### Landing

### Bedroom One

11'1 x 10'1

### Bedroom Two

10'11 x 8'0

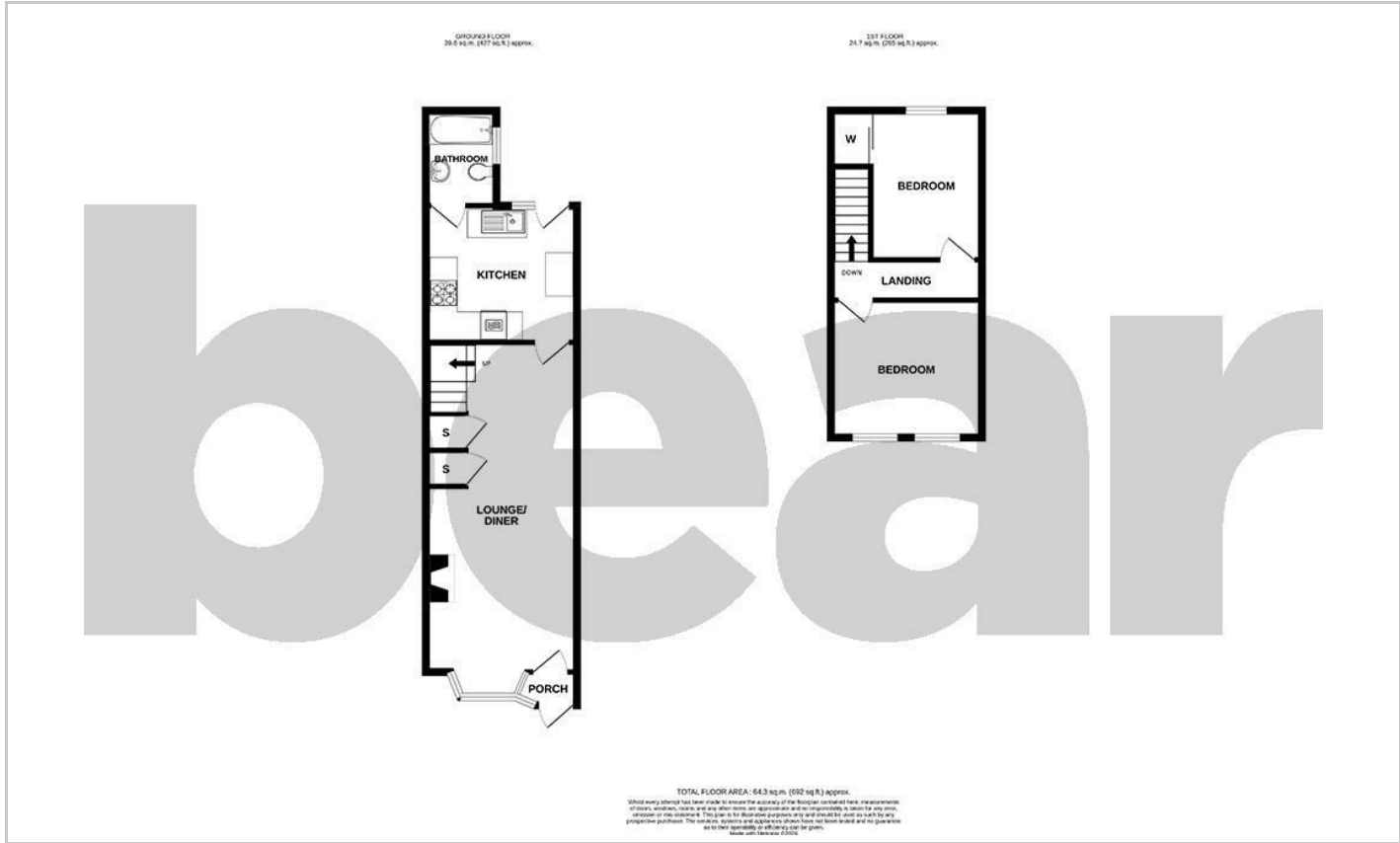
### Rear Garden



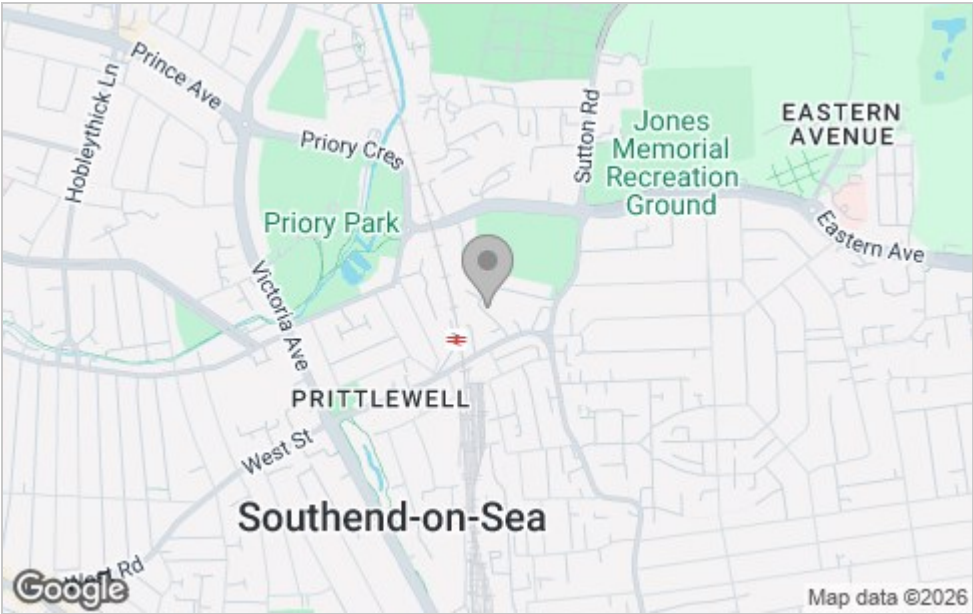




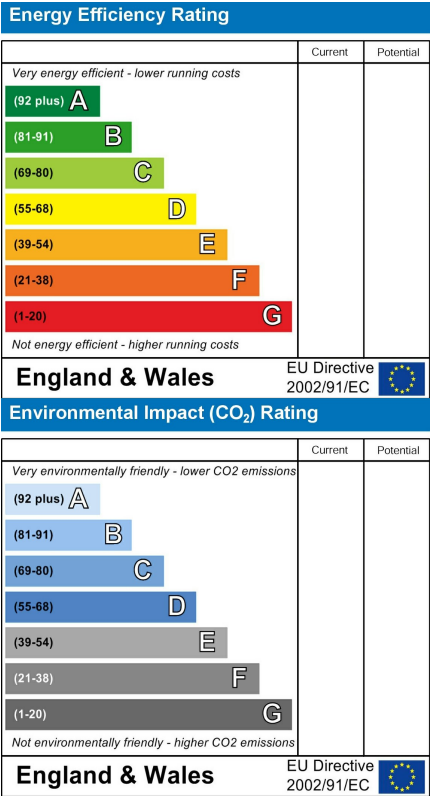
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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