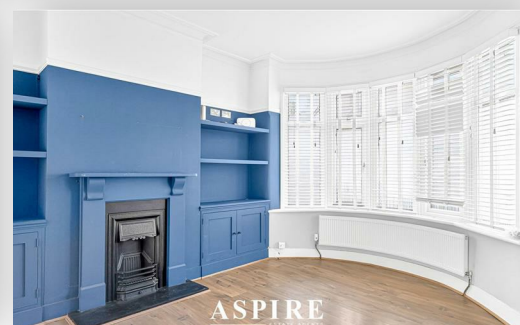
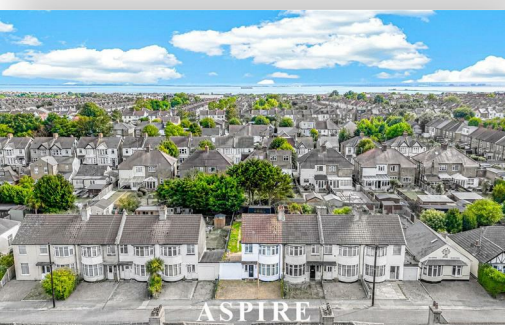


**To arrange a viewing contact us  
today on 01268 777400**



## Central Avenue, Southend-On-Sea Asking price £350,000

Aspire are delighted to present this well-proportioned three-bedroom end of terrace family home, offered with no onward chain and vacant possession, ideally positioned on Central Avenue and providing an excellent combination of generous accommodation, a south-facing rear garden and off-street parking for two or more vehicles.

The ground floor offers a fantastic layout for modern family living, with plenty of space for both everyday life and entertaining. A particular highlight is the bi-fold doors opening directly onto the rear garden, allowing an abundance of natural light into the home while creating a seamless connection between the internal and external living spaces during the warmer months.

Upstairs, the property provides three well-proportioned bedrooms, offering excellent flexibility for a growing family, home working or those simply looking for additional space.

Externally, the rear garden extends to approximately 50–60ft and enjoys a desirable south-facing aspect, providing an excellent setting for children, entertaining and outdoor living. To the front, the property benefits from off-street parking for two or more vehicles.

Central Avenue is particularly well positioned for commuters and families alike. Southend East C2C Station is within walking distance, providing direct services towards London Fenchurch Street, while Southend City Centre and a wide selection of local shops, amenities and transport links are also easily accessible.

Families are well catered for, with the property falling within the catchment areas for Hamstel Infant School, Hamstel Junior School and Cecil Jones Academy.

With no onward chain and vacant possession, the property is ready for its next owner and offers an excellent opportunity for buyers looking for generous accommodation, outside space, parking and convenient access to everything Southend has to offer.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

### **Hallway**

14'7" x 4'11" (4.47 x 1.52)

### **Living Room**

14'2" x 11'6" (4.33 x 3.53)

### **Dining Room**

12'4" x 10'4" (3.78 x 3.16)

### **Kitchen**

9'3" x 8'0" (2.83 x 2.46)

### **Landing**

9'3" x 6'0" (2.82 x 1.83)

### **Bedroom 1**

14'7" x 10'9" (4.46 x 3.29)

### **Bedroom 2**

12'7" x 10'9" (3.85 x 3.29)

### **Bathroom**

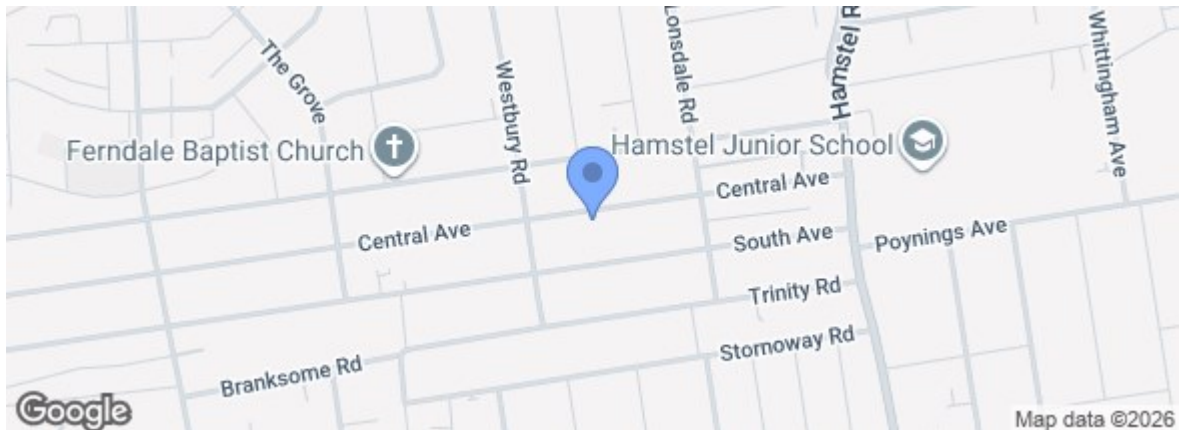
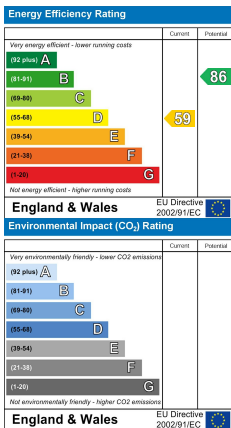
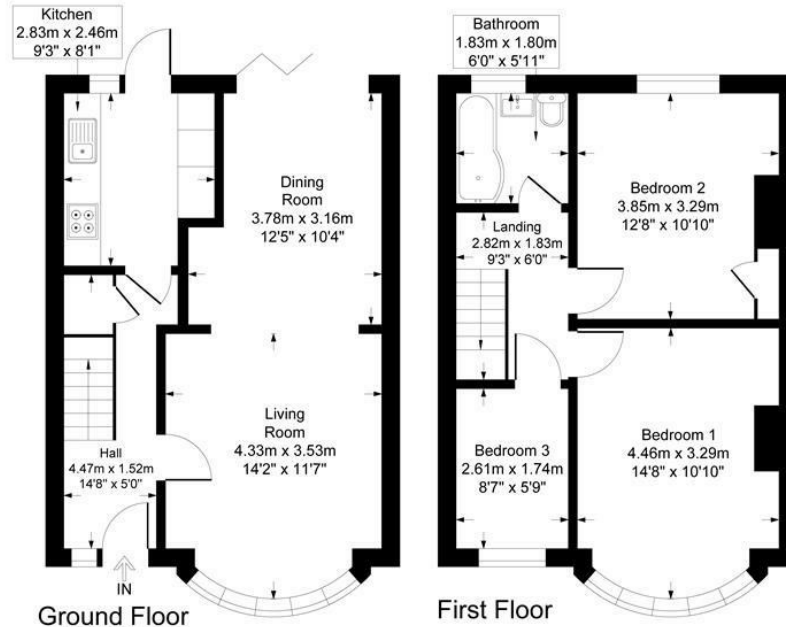
6'0" x 5'10" (1.83 x 1.80)

### **Garden**

### **Driveway**

# 276 Central Avenue

Approximate Gross Internal Floor Area = 81.2 sq m / 874 sq ft



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.