



Mayfield Avenue | | Southend-on-Sea | SS2 6NP

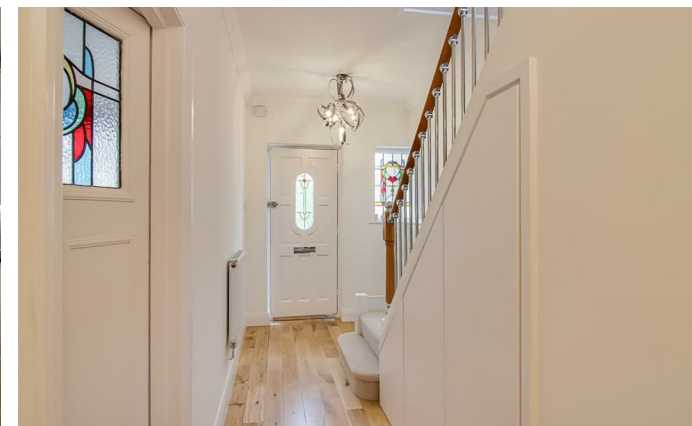
Price Guide £570,000

**bear**  
*Estate Agents*

**Mayfield Avenue |  
Southend-on-Sea | SS2 6NP  
Price Guide £570,000**

\* Guide Price £570,000 - £600,000 - No Onward Chain \* Exceptional four-bedroom semi-detached family home offering stylish and spacious accommodation across three floors, a stunning rear garden, and high-quality finishes throughout.

- Four Bedroom Semi-Detached House with No Onward Chain
- Open Plan Kitchen/Diner with Centre Island
- Master Bedroom with Ensuite
- Extensive Rear Garden with Composite Decking
- Garage and Off-Street Parking for Two Vehicles
- Accommodation Across Three Floors
- Bright Extension with Sky Lantern
- Luxury Four Piece Bathroom and a Convenient Ground Floor WC
- Office, Workshop and Utility Room
- Double Glazing and Gas Central Heating





This beautifully presented semi-detached house has been thoughtfully extended and modernised to create an impressive family home. The property opens with a porch leading into a welcoming entrance hall. A cosy lounge benefits from a feature fireplace, while the heart of the home is the open plan kitchen/diner, complete with a centre island and built-in storage, offering an ideal space for entertaining and family living. To the rear, a spacious extension features a sky lantern, flooding the room with natural light. A ground floor WC and under stair storage add further practicality. The first floor hosts a generous master bedroom with an ensuite shower room, alongside one further double bedroom, a single bedroom and a stunning four-piece family bathroom fitted with a free-standing Victorian cast iron bath, walk-in shower, WC, and sink. Stairs then rise to the second floor, where an additional double bedroom provides versatile accommodation. Externally, the property boasts an extensive laid-to-lawn rear garden which features a children's two storey fort with a slide to remain, composite decking, an outbuilding with an office and workshop, utility room, and garage. Off-street parking is also provided to the front for two vehicles. Further benefits include double glazing and gas central heating.

Situated on Mayfield Avenue, the property falls within the catchment area for Earls Hall Primary School, whilst also being close to highly regarded grammar schools such as Southend High School for Boys. The home is conveniently positioned close to the A127, bus links, and train lines, as well as Southend Hospital, London Southend Airport, the city centre, local amenities, and parks.

## Four Bedroom Semi-Detached House

### Porch

### Entrance Hall

17'1 x 6'4 (5.21m x 1.93m)



## Lounge

17'1 x 11'8 (5.21m x 3.56m)

## Kitchen/Diner

18'8 x 13'4 (5.69m x 4.06m)

## Extension

19'4 x 11'4 (5.89m x 3.45m)

## WC

## First Floor Landing

## Bedroom One

14'0 x 11'8 (4.27m x 3.56m)

## Ensuite

6'7 x 2'6 (2.01m x 0.76m)

## Bedroom Two

14'2 x 9'7 (4.32m x 2.92m)

## Bedroom Three

10'5 x 8'7 (3.18m x 2.62m)

## Four Piece Bathroom

10'3 x 7'4 (3.12m x 2.24m)

## Second Floor Landing

## Bedroom Four

17'7 x 11'9 (5.36m x 3.58m)

## Storage

## Utility Room

14'2 x 6'9 (4.32m x 2.06m)

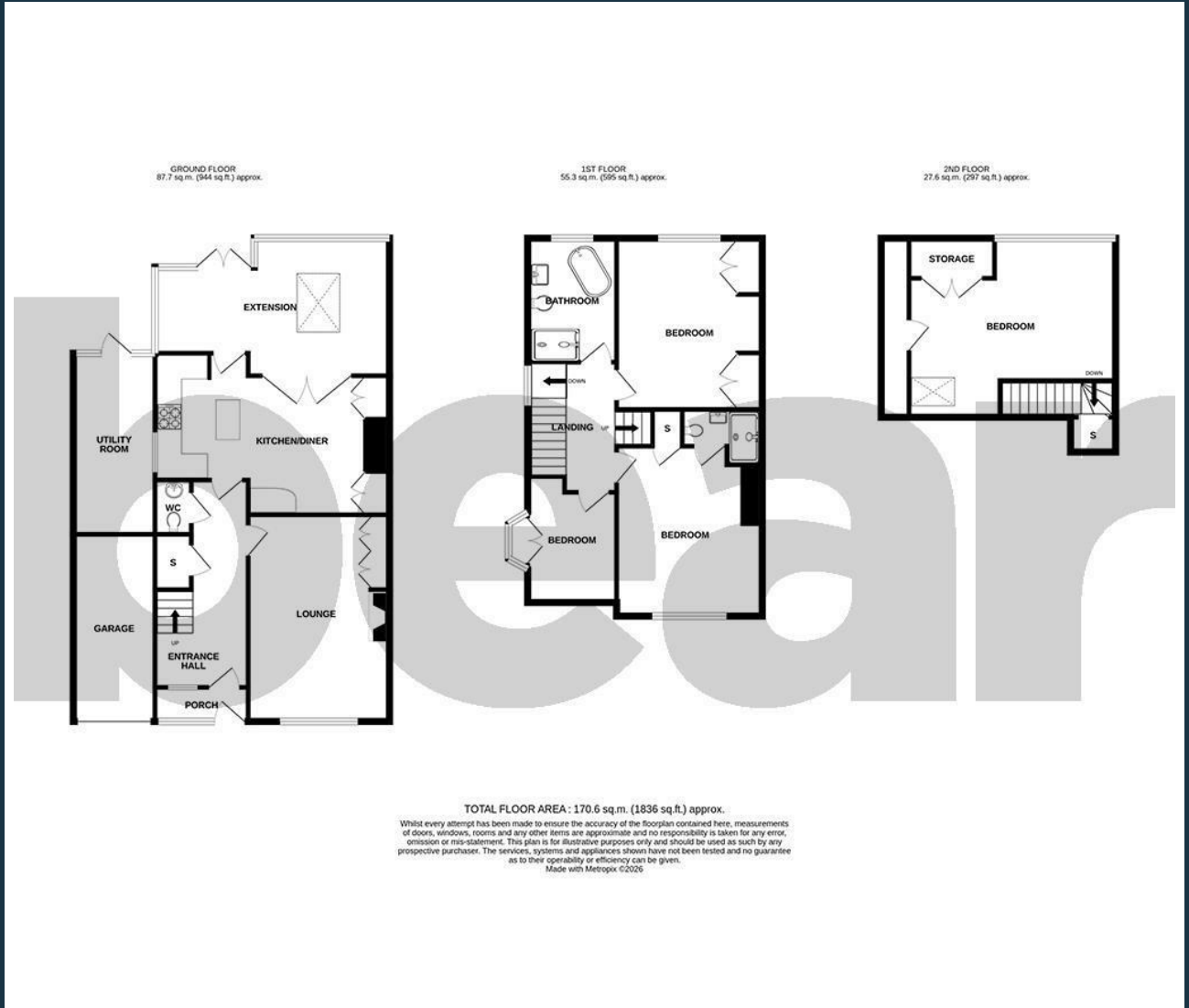
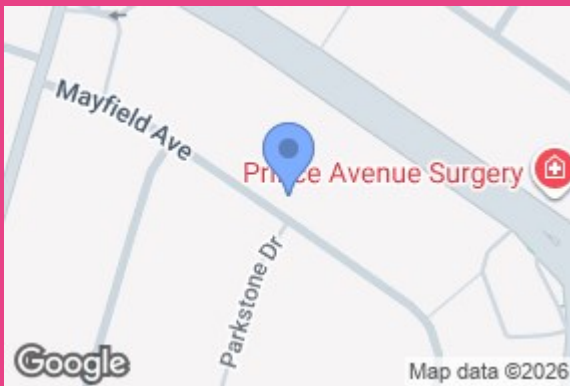
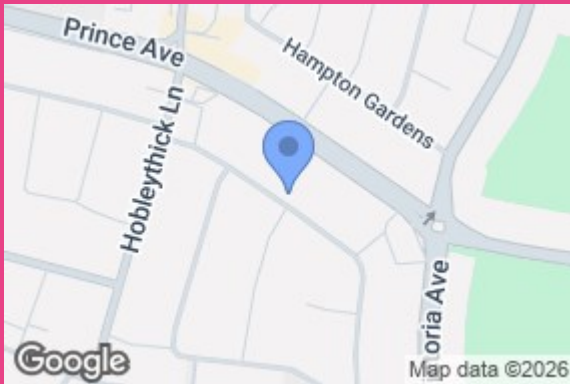
## Garden

## Outbuilding with Office and Workshop

## Garage

## Off-Street Parking for Two Vehicles





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	

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