





CENTRAL AVENUE

SOUTHEND-ON-SEA, SS2 4EA

GUIDE PRICE £425,000

FREEHOLD

** THREE DOUBLE BEDROOMS, GENEROUS PARKING VIA AN INDEPENDENT DRIVEWAY & LARGE GARDEN OVER 70ft IN LENGTH - AMPLE SCOPE TO EXTEND (stpp) GUIDE PRICE £425,000 - £435,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

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• Three true double bedrooms • Dual aspect lounge • Separate dining room • Kitchen/breakfast room • Shower room & separate WC • Double glazed & gas central heating • Generous independent driveway • Close to major rail links serving London • Easy access to Southend city centre, iconic parks & the seafront • Incredible scope to extend into the loft and to the rear (stpp)





RP&C Estate Agents are delighted to present this spacious three double bedroom family home, offering generous accommodation throughout and excellent potential for future extension (subject to the usual planning consents).

The ground floor comprises a good-sized dual-aspect lounge, a separate dining room, and a spacious kitchen/breakfast room, creating an ideal layout for both family living and entertaining.

Upstairs, the property boasts three genuine double bedrooms, complemented by a modern shower room and a separate WC.

Externally, the impressive rear garden offers significant scope for extension, while the loft also presents exciting potential for conversion, both subject to the necessary planning permissions and building regulations. To the front, an independent driveway provides off-street parking for multiple vehicles.

Ideally situated, the property offers easy access to major rail links into London, highly regarded local schools, Southend City Centre, the seafront, and a selection of the area's iconic parks, making it an excellent choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space, potential, and convenient location this wonderful home has to offer.

Entrance Porch

Entrance Hallway

Dual Aspect Lounge 19'11 x 11'0

Dining Room 14'11 max x 10'11

Kitchen/Breakfast Room 16'0 x 9'1

First Floor Landing

Bedroom One 14'4 x 11'4

Bedroom Two 14'4 max x 11'3

Bedroom Three 11'3 x 8'1

Shower Room

Separate WC

Rear Garden

Measuring in excess of 70ft, this generous rear garden features a patio leading to a well maintained lawn with a central pathway. There are established fruit trees, and a large garden shed to the rear. Further benefits include gated side access and an outside tap.

Front

An independent driveway offers generous off street parking.

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ADDITIONAL INFORMATION

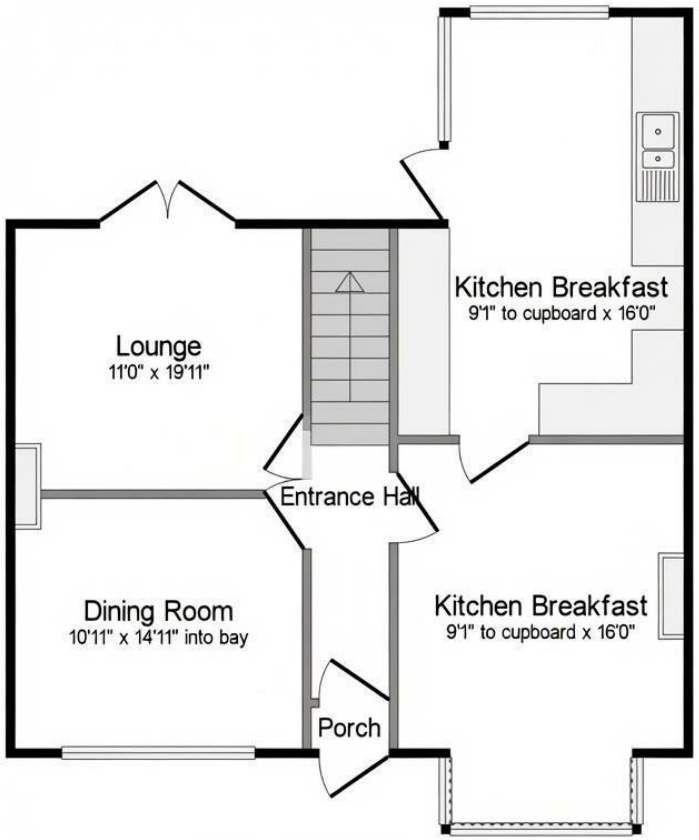
Local Authority – Southend

Council Tax – Band C

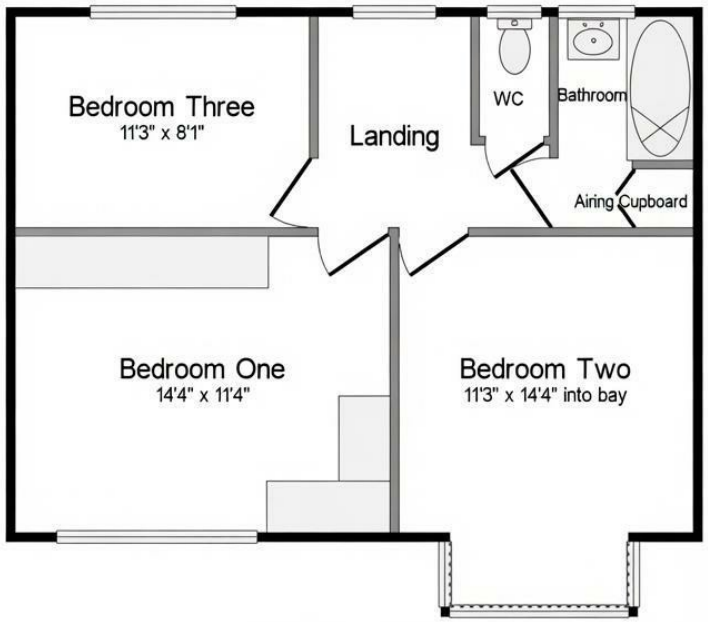
Viewings – By Appointment Only

Floor Area – 1141.00 sq ft

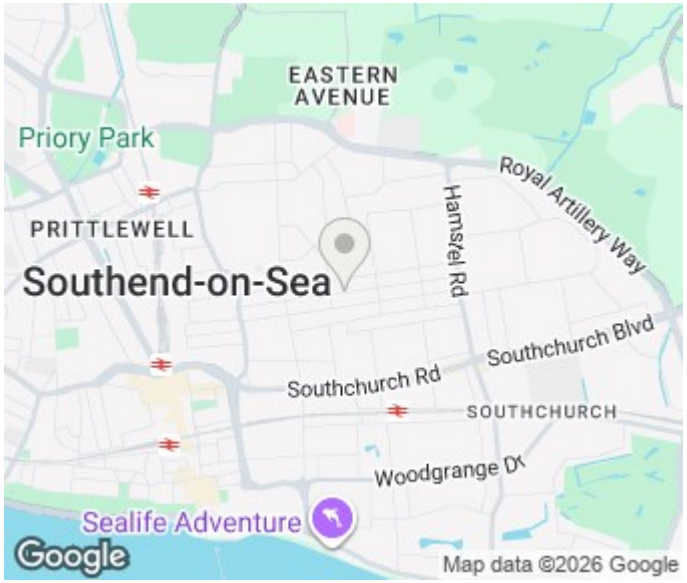
Tenure – Freehold

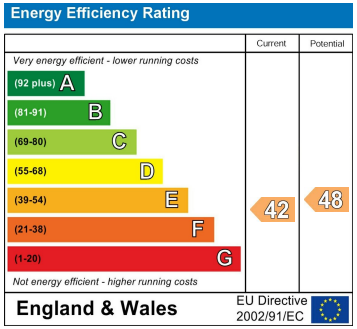


Ground Floor



1st Floor





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

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