



## **Sandown Avenue, Westcliff on sea**

**LARGE FAMILY HOUSE:** Castles Estate Agents are delighted to offer FOR SALE this **SPACIOUS 3/4 BEDROOM** detached house set in this perfect position for **SOUTHEND HOSPITAL, AIRPORT, TOWN CENTRE, A127, local shops, all bus routes, EARLS HALL JUNIOR SCHOOL and ST THOMAS MORE HIGH SCHOOL FOR BOYS.**

- 3/4 Bedrooms
- Refurbished
- South facing rear garden
- Double glazed
- Well presented
- Detached house
- Off street parking x 2
- Close to Southend Hospital
- Gas central heating
- Close to High schools

**£425,000    Freehold**

## Front aspect

Hard standing driveway providing parking for one vehicle with potential for 2 more cars, bricked wall, side access to rear garden, shingled area, flower beds, outside tap, double glazed door with frosted glass insets to:

## Hallway

Front entrance door giving access into the hallway with doors to all rooms, obscured double glazed window to side aspect, downlighters, power points, storage cupboard, radiator, wooden parquet flooring, doors to:

## Downstairs Wc / Wet Room

3 Piece White suite comprising of a hand wash basin with mixer taps, low level flush toilet, wall mounted mains rainfall shower, downlighters, extractor fan, tile flooring and walls.

## Lounge 16' 5" by 11' (5m by 3m 35cm), (I)

Double glazed windows to front aspect, downlighters, radiator, power points and tv point, wooden parquet flooring.

## Kitchen/Diner 10' by 9' 5" (3m 5cm by 2m 87cm), (I)

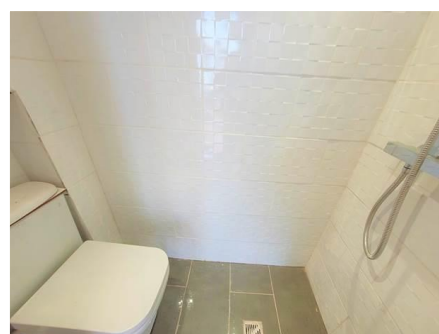
Double glazed window to rear aspect, double glazed door to rear leading to rear garden, downlighters. Brand new modern White high gloss kitchen comprising of; a range of wall and base level units with a roll top work surface, tied splash backs, one and a 1/4 stainless steel sink and drainer with mixer taps, integrated four ring gas hob with extractor fan over, under integrated oven, space for washing machine, dish washer and fridge freezer, tiled flooring.

## Dining room/Bedroom 4 12' 4" by 12' 4" (3m 76cm by 3m 76cm), (I)

Double glazed window to rear aspect, double glazed window to side aspect, downlighters, radiator, wooden parquet flooring.

## 2nd Hallway

Doors to all rooms, down lighters, double glazed frosted window to side aspect, radiator, wooden parquet flooring, stairs to first floor.



## Fisrt floor landing

Doors to all rooms, loft access, down lighters.

## Bedroom 1 13' 3" by 11' (4m 4cm by 3m 35cm), (I)

Double glazed window to front aspect, down lighters, radiator, built in wardrobe, new flooring.

## Bedroom 2 10' 1" by 10' (3m 7cm by 3m 5cm), (I)

Double glazed window to rear aspect, down lighters, radiator, new flooring, eves storage.

## Bedroom 3 7' 9" by 7' 5" (2m 36cm by 2m 26cm), (I)

Double glazed window to front aspect, down lighters, radiator, new flooring.

## Bathroom

Double glazed obscured window to side aspect with 3 piece suite comprising of a low-level flush toilet, wash hand basin with mixer taps, panel enclosed bath with mixer taps with shower over, heated towel rail, Part tiled splash backs, down lighters, tiled flooring.

## Rear gaden

Approx 30ft x 30ft, hard standing area with off street parking x 1 car, double wooden gates, patio area, gated side access.



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92-100) A                                  |         | 87                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 57      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92-100) A  |         | 87                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   | 59      |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.





**Ground Floor**



**First Floor**

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