



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Earls Hall Avenue, Southend on Sea

CALLING ALL FAMILIES: Castles Estate Agents are pleased to offer **TO LET** this **4 BEDROOM, 2 RECEPTION SEMI-DETACHED** house set in this excellent location within easy walking distance to the **LOCAL SHOPS, BUS ROUTES, HOSPITAL** and **PRIORY PARK**, this property benefits from **OFF STREET PARKING X 3 CARS**.

- 4 bedrooms
- Dining/Family room
- Garage to side
- Close to Airport
- Close to Hospital
- Seperate lounge
- 19ft Kitchen
- Off street parking x 3 cars
- En-Suite
- Walk to all amenities

£2,000 PCM

Front aspect

Crazy paved off street parking for 3 cars, outside lights, double hardwood doors to garage, double glazed double doors with leaded insets and side panel windows to PORCH with laminated wood flooring and hardwood door to:

Hallway

Doors to all rooms, laminated wood flooring, radiator, under stair storage cupboards, stairs to first floor, power points, telephone point, wall mounted lights, double glazed window to side aspect, picture rail.

Lounge 14' by 10' 9" (4m 27cm by 3m 28cm), (I)

Radiator, power points, television point, brick built feature fire place, double glazed bay window to the front aspect with fitted blinds, picture rail.

Family/Dining room 22' 3" by 10' 9" (6m 78cm by 3m 28cm), (I)

Laminated wood flooring, double glazed sliding patio doors to rear aspect, power points, tv point, radiator, brick built feature fire place, open to:

Kitchen 19' 2" by 7' 2" (5m 84cm by 2m 18cm), (I)

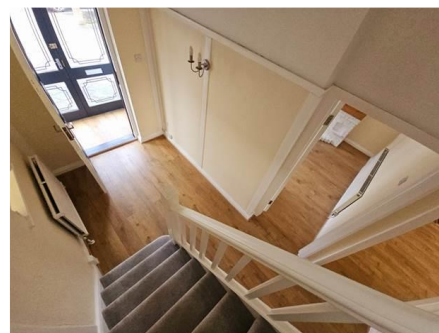
Eye level and base level units, boxed edge work surfaces incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, 4 ring gas cooker, with over extractor fan, laminated wood flooring, down lighters, radiator, power points, integral dish washer and space for fridge/freezer, tiled splash backs, 2 x double glazed windows to rear and side aspect with fitted blinds, wall mounted boiler.

Down stairs wc

2 Piece White suite comprising of a low level flush toilet and hand wash basin with mixer taps, double glazed window to side aspect, tiled splash backs, laminated wood flooring.

Garage

Hardwood double doors to front and rear aspect, space for washing machine, stripped lighting, power points.



First floor landing

Doors to all rooms, double glazed frosted leaded stained glass window to side aspect, wall mounted lights, picture rail, stairs to 2nd floor, power points.

Bedroom 2 14' 5" by 11' (4m 39cm by 3m 35cm), (I)

Double glazed window to the front aspect with blind, power points, tv point, radiator.

Bedroom 3 13' 1" by 8' 5" (3m 99cm by 2m 57cm), (I)

Double glazed window to the rear aspect, power points, tv point, radiator, fitted wardrobes with sliding doors.

Bedroom 4 11' 1" by 6' 2" (3m 38cm by 1m 88cm), (I)

Double glazed window to the front aspect with blind, power points, tv point, radiator.

Seperate wc

Double glazed frosted window to the side aspect, white low level flush toilet.

Bathroom

2 Piece White suite comprising of a hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower over, splash backs, radiator, extractor fan, double glazed frosted window to the rear aspect with fitted blind, down lighters.

2nd floor landing

door to bedroom 1 and eves storage.

Bedroom 1 19' 3" by 12' 3" (5m 87cm by 3m 73cm), (I)

Double glazed window to the rear aspect with blind and 2 x velux windows to the front aspect, power points, tv point, radiator, down lighters, laminated wood flooring, 2 x eves storage, glass brick window to landing, door to:



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.

En-Suite

3 Piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with wall mounted mains shower over, fully tiled, tiled flooring, radiator, extractor fan, Velux window to the front aspect with fitted blind, down lighters.

Rear garden

Measuring approximately 90ft, commencing with crazy paved patio area, mainly laid to lawn, side borders, shed to rear, outside tap and lighting.



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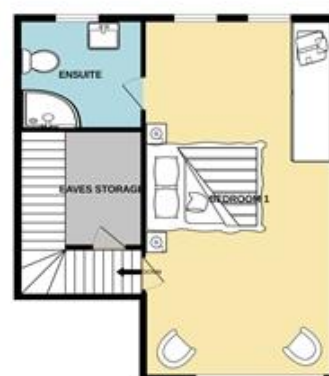
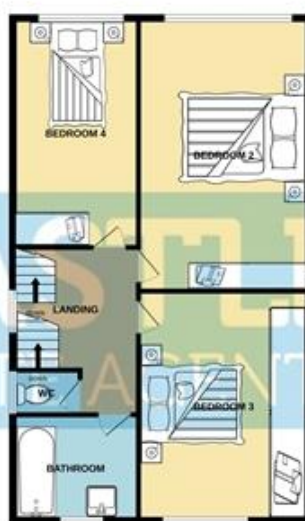
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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