



Carlton Avenue, Westcliff on sea

THE GARDENERS DREAM: Castle estate agents are pleased to offer for sale this large 3 bedroom detached bungalow set on this popular road in Westcliff on sea close to Southend hospital, the A127, local shops and bus routes, this has many benefits including off street parking x 2 cars.

- 3 Bedrooms
- Off street parking x 2 cars
- South facing
- Double glazed
- Very well presented
- Detached
- Approx 90ft rear garden
- Large sun room
- Gas central heating
- Close to Southend hospital

£319,995 Freehold

Front aspect

Block paved off street parking x 2 cars, 2 x gated side access, mainly laid to lawn, mature shrub borders, outside light, double glazed door with frosted leaded stained glass inset to:



Inner hallway

Radiator, built in storage cupboard, coved cornicing, wall light points, access to loft space, power points, telephone point, panel doors to:

Lounge 14'10" by 11'7" (4m 52cm x 3m 53cm)

Sand stone feature fireplace with gas coal effect fire, marble hearth and back plate, radiator, coved cornicing, double glazed sliding patio doors to:



Large sun room 22'6" by 9'0" (6m 86cm x 2m 74cm)

Radiator, tiled floor, double glazed sash windows to side and rear, double glazed sliding patio doors and windows looking onto the South facing rear garden, tv point, power points.



Kitchen 14'7" by 10'1" (4m 44cm x 3m 7cm)

Single drainer sink with mixer tap, granite effect rolled edge work surfaces with range of modern base drawer and cupboard units, matching eye level wall cabinets, breakfast bar, space for micro wave, integrated four ring gas hob with extractor over, built in double ovens, integrated fridge and washing machine, tiled floor and splashbacks, radiator, down lighters, double glazed window to side and stable door to sun room,



Bedroom 1 11'9" by 11'6" (3m 58cm x 3m 51cm)

Radiator, coved cornicing, double glazed window to front.

Bedroom 2 12'6" by 9'11" (3m 81cm x 3m 2cm)

Radiator, coved cornicing, double glazed window to front, tv point, power points.



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.

Bedroom 3 9'11" by 7'0" (3m 2cm x 2m 13cm)

Radiator, coved cornicing, double glazed window to front, tv point, power points.

Bathroom

Modern white suite with jacuzzi bath and separate shower and screen over, pedestal wash hand basin with mixer tap, close coupled wc, tiled floor and tiling to full wall height, radiator, coved cornicing, down lighters, opaque double glazed window to side.

Rear garden

Approximately 90' South facing, paved patio and pathway to well tended and kept lawns with flowers, shrubs and trees, brick built and timber built sheds, outside tap, 2 x pedestrian side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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