



STUART THOMAS
ESTATES



- GARAGE AT THE REAR
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

32 Avondale Drive, Leigh-on-Sea, Essex, SS9 4HN

Guide Price £350,000

Ideally located for both Blenheim Primary School and Westcliff High School is this THREE BEDROOM home which offers good size accommodation. With a GARAGE in a block at the rear this is an IDEAL FAMILY HOME.



Property Description

ENTRANCE HALL

Double glazed entrance door with a stained glass lead light inset and side screen leads to the entrance hall. Stairs to the first floor with a cupboard under.

LOUNGE/DINER

24' 3" x 11' 1" (7.4m x 3.4m narrowing to 2.5m) This good size room has a double glazed window to the rear. Radiator. Feature fireplace with an electric coal effect fire. Woodblock flooring.

KITCHEN

9' 10" x 8' 10" (3.0m x 2.7m) Fitted with a range of limed oak units at eye and base level with work surfaces over. Single drainer one and a half bowl stainless steel sink unit with a mixer tap over. Radiator. Double glazed window to the rear. Double glazed door to the side. Space and plumbing for a washing machine. Pantry cupboard.

LANDING

Access to the loft. Double glazed window to the side. Radiator.



BEDROOM ONE

11' 9" x 11' 1" (3.6m x 3.4m) Double glazed window to the front. Radiator.

BEDROOM TWO

11' 9" x 10' 5" (3.6m x 3.2m) Double glazed window to the rear. Radiator.

BEDROOM THREE

7' 2" x 6' 10" (2.2m x 2.1m) Double glazed window to the



front.

WC

Low level wc. Obscure double glazed window to the rear. Half tiled in ceramics.

BATHROOM

With a 2 piece suite comprising a vanity wash hand basin with cupboards under and a mixer tap. Panelled bath with a mixer tap and electric shower over. Obscure double glazed window to the rear. Cupboard housing the gas fired combi central heating boiler.

GARAGE

In a block at the rear with an up and over door. Number 3.

FRONT GARDEN

Laid to lawn with shrub borders.

REAR GARDEN

Wide side access to the front. Laid to lawn with established shrub borders. Coal bunker. Shed. Screen fencing.

GENERAL

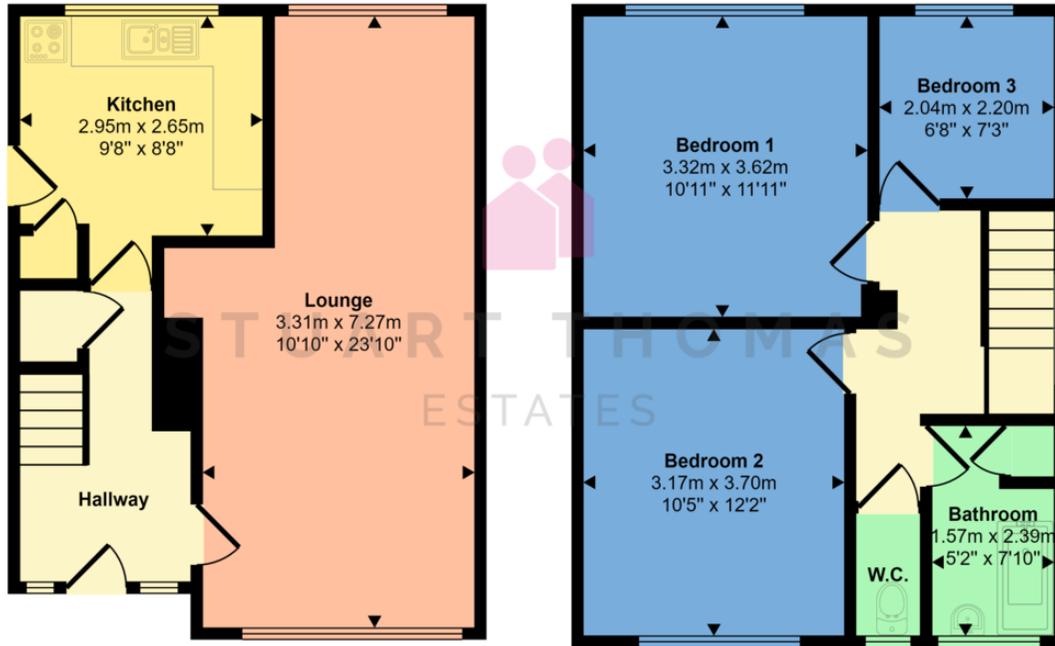
Tenure Freehold

Council tax band

Southend on Sea City Council



Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 40 sq m / 425 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		