



TINTERN AVENUE, WESTCLIFF ON SEA  
Guide Price £400,000 to £425,000 FREEHOLD

## A BEAUTIFUL THREE BEDROOM EXTENDED END OF TERRACE FAMILY HOME.

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**DESCRIPTION:**

Located in Westcliff is this lovely period extended end-of-terrace family home offering a perfect blend of traditional character and modern amenities. Boasting three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home.

The ground floor comprises a spacious lounge to the front, a fantastic family room to the rear with a fitted modern kitchen and a separate dining area with access to the private garden with a decked patio - perfect for outdoor entertaining. Upstairs, you will find three bedrooms flooded with natural light and a contemporary family bathroom with separate shower.

The property is conveniently positioned close to a wide selection of amenities and travel links. Highly regarded Grammar Schools are within easy reach, alongside Southend University Hospital. Westcliff Train Station is within one mile of the property and offers direct access into London and surrounding towns on

the favoured c2c line. Both London Road and Fairfax Drive offer ample bus links, alongside shops and restaurants. Other local amenities within easy reach include the picturesque Chalkwell Park and Hamlet Court Road, providing further shops, bars and restaurants.

Contact us today to arrange a viewing.

Reception Hall: - Stairs to first floor with storage under and doors to all rooms.

Lounge: - 16'5 into bay x 12'3. A lovely bright room with a large double-glazed window to front. Coving to ceiling, dado rail and radiator.

Kitchen/Family Room: - 26' x 17'53. A fantastic spacious family room double glazed windows and doors to rear opening out to the rear garden. There are two sky light windows allowing ample light through. Built in cupboards and wooden flooring.

Kitchen Area: - A beautiful modern fitted kitchen with ample working surfaces with base units below and matching eye-level units above, tiled surrounds. Butler

style sink unit. Extractor hood. Breakfast bar and space for kitchen appliances.

Landing: - Doors to all rooms.

Bedroom One: - 16'19 into bay x 12'08. A lovely bright room with a large double-glazed bay window to front. Radiator.

Bedroom Two: - 13'1 x 9'9. Double glazed window to rear, radiator

Bedroom Three: - 9'02 x 5'65. Double glazed window to front and radiator.

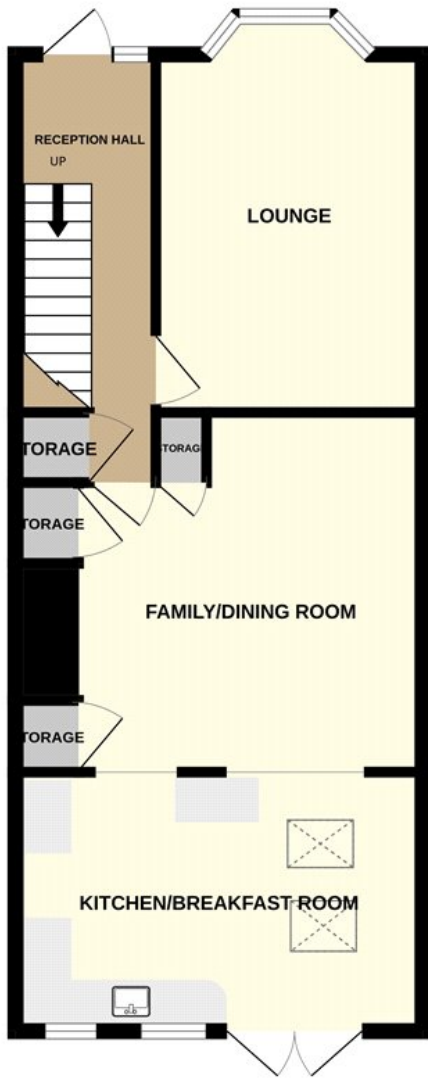
Family Bathroom: - 9'45 x 7'9. Double glazed obscure window to rear. A lovely modern white suite comprising of panelled bath with mixer taps and shower attachment, low level wc and wash hand basin set in a vanity unit. there is a separate tiled shower cubicle. Heater chrome towel rail and inset lighting.

Rear Garden: - A good size West backing garden with decked patio area and the rest is laid to lawn with a side access via alley way.

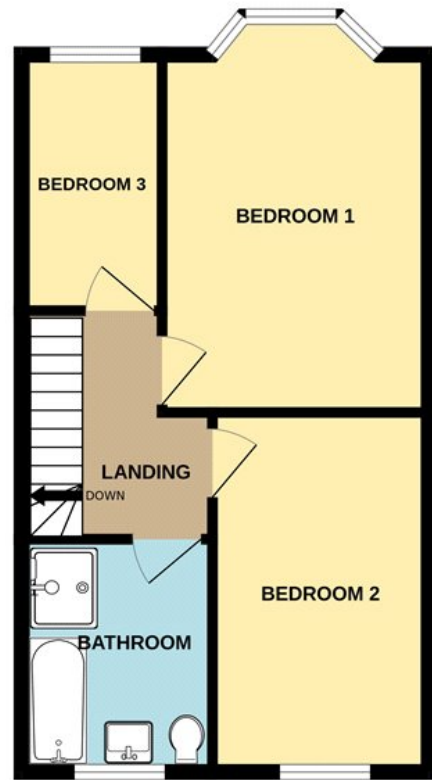




GROUND FLOOR



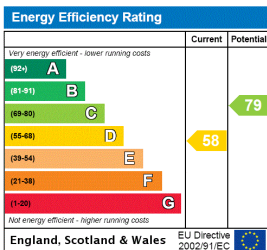
1ST FLOOR



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

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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**Tenure:** Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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