



STUART THOMAS
ESTATES



- MAGNIFICENT KITCHEN/FAMILY ROOM
- LARGE SOUTH FACING GARDEN
- IMMACULATE THROUGHOUT
- BEAUTIFUL LOUNGE

34 First Avenue, Westcliff-on-Sea, Essex, SS0 8HR

Guide Price £1,395,000

AMAZING! Come and view this STUNNING and IMMACULATELY PRESENTED CHARACTER PROPERTY. Standing on a LARGE SOUTH FACING PLOT and set over 3 floors. Magnificent KITCHEN/FAMILY ROOM with BI FOLD doors, BEAUTIFUL LOUNGE, STUDY and SHOWER ROOM. Four bedrooms (2 en suite) LUXURY FAMILY BATHROOM and an ENORMOUS LOFT ROOM with VIEWS TOWARDS THE ESTUARY.



Property Description

ENTRANCE LOBBY

Entrance door with stained glass double glazed insets leads to the entrance lobby. Tiled floor. Further door with lead light glazed panels leads to the :-

IMPRESSIVE ENTRANCE HALL

A fabulous entrance hall benefitting from a double height ceiling. Engineered wood flooring with underfloor heating. Staircase leads to the first floor with storage cupboards under. Stained glass windows to the front and side. Coving. Built in storage cupboard. Display recess.

SHOWER ROOM

High flush WC inset vanity wash basin in a marble surround with cupboards and drawers under. Tiled floor and half tiled to all visible walls. Large shower tray. Coving. Extractor fan.

LOUNGE

18' 2" x 11' 10" (5.55m x 3.63m) This most attractive room has lead light double glazed french doors leading to the rear garden. 3 school style radiators. Feature fireplace with an electric coal effect fire. A beautiful double glazed bay window to the front aspect. Coving.

KITCHEN/FAMILY ROOM

27' 10" x 17' 6" (8.5m x 5.35m max L shaped) This truly stunning room has Bi fold doors which leads directly on to the SOUTH FACING rear garden. Tiled floor with underfloor heating. A superb range of units at eye and base level with a Large central Island unit with a marble work surface which incorporates the AEG INDUCTION hob and BREAKFAST BAR. Pop up electrical socket. A further range of units at eye and base level with marble work surfaces over. Integrated Fridge and Freezer. Integrated dishwasher. One and a half bowl sink unit with a mixer tap over. Coving. Twin ovens side by side. Lead light double glazed window to the rear and side.

UTILITY ROOM

7' 10" x 6' 4" (2.39m x 1.94m) This very useful space has a belfast sink with a mixer tap over. Space and plumbing for a washing machine





and tumble dryer. Tiled floor. Double glazed obscure window to the side. Door leads to the boiler cupboard which houses the VAILLANT gas fired central heating boiler and hot water cylinder. Further door leads to the remaining part of the garage now used as storage.

LANDING

This magnificent landing has stairs leading to the second floor. Built in storage cupboard. Inset ceiling spotlights. Radiator.

BEDROOM ONE

14' 11" x 11' 9" (4.55m x 3.6m) Lead light double glazed window to the rear. Double radiator. Coving. Door leads to the :-

EN SUITE SHOWER ROOM

Low level wc large vanity wash hand basin with cupboards under and a mixer tap. Shower with recess for shampoo etc. Double glazed obscure lead light stained glass window to the front. Heated towel rail. Electric shaver socket. Extractor fan. Inset ceiling spotlight. Fully tiled to all visible walls and floor.

BEDROOM TWO

16' 8" x 11' 5" (5.1m MAX x 3.5m plus recess) With lead light double glazed french doors and adjacent windows to the rear. Coving. Twin doors lead to bedroom three. Double radiator. Further door leads to the:-

EN SUITE

3 piece suite comprises a low level wc vanity wash hand basin with cupboards under and a corner shower. Heated towel rail. Fully tiled to all visible walls and floor. Extractor fan. Ceiling spotlight.

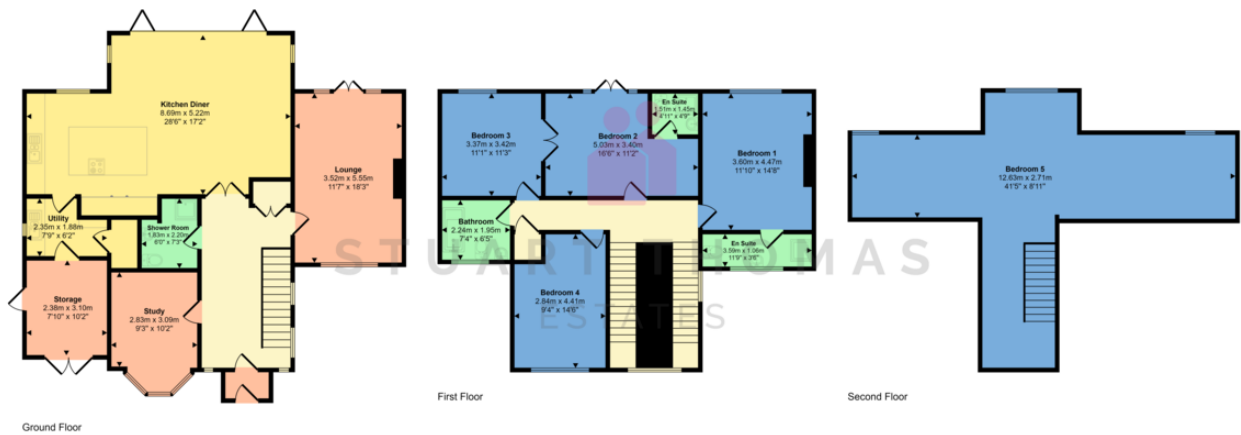
BEDROOM THREE

11' 1" x 11' 1" (3.4m x 3.4m) Coving. Double glazed lead light window to the rear. Double radiator. Twin doors which lead to bedroom two offers the option to also use this room as a sitting room/dressing room if so desired.

BEDROOM FOUR

14' 5" x 9' 6" (4.4m x 2.9m) Stained glass lead light double glazed window to the front. Double radiator. Coving.





The 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Energy 360.

FAMILY BATHROOM

This luxury bathroom is fully tiled to all visible walls and floor. A 3 piece suite comprises a free standing Oval shaped bath with a mixer tap and shower attachment. Low level wc and a circular wash hand basin with a mixer tap over on a wall mounted storage cupboard. Heated towel rail. Extractor fan. Stained glass double glazed window to the front. Inset ceiling spotlight.

LOFT ROOM

41' 0" x 29' 10" (12.5m x 9.1m max) With a triangular shaped window offering views over the rooftops towards the THAMES ESTUARY. Two velux style windows. Two double radiators. Various access to the eaves.

STORAGE

10' 2" x 7' 10" (3.1m x 2.4m) Originally the garage and now converted to provide storage with twin wooden doors to the front. A personal door to the side. Door to the utility room.

FRONT GARDEN

This good size IN and OUT driveway provides parking for several vehicles. Dwarf brick wall. Flower borders.

REAR GARDEN

This LARGE SOUTH FACING REAR GARDEN is in excess of 80' and commences with a GOOD SIZE PATIO and surrounding dwarf wall. Screen fencing. Side access from both sides of the property to the front. Garden shed. External water supply.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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