

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Denton Avenue, Westcliff-on-Sea, SS0 0JX



Guide Price £325,000 - £350,000

Occupying a corner plot position is this stunning three bedroom semi-detached family home, vastly improved by the current owners with a modern, open plan kitchen/breakfast room, luxury fitted bathroom, approximately 50ft rear garden and garage to the rear.

Walking distance to all local amenities.

Council Tax Band: C. EPC Rating: C.

Ref 19998

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed French doors to **ENTRANCE PORCH.**

Double glazed entrance door to

#### **ENTRANCE HALL**

Double glazed window to the side aspect. Stairs to first floor accommodation. Contemporary tiled effect flooring. Plastered ceiling. Radiator.



#### **LOUNGE 14' x 13' 7" (4.27m x 4.14m)**

Double glazed bay window to the front aspect. Feature fireplace with inset electric fire. Wood effect flooring. Plastered ceiling. Radiator.



#### **OPEN PLAN KITCHEN/BREAKFAST ROOM 20' 4" x 10' 11" (6.2m x 3.33m)**

Double glazed windowing to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Inset one and half sink drainer unit. Integrated electric oven with Induction hob and modern extractor above. Integrated appliances. Breakfast bar. Space for free-standing American style fridge/freezer. Tiled effect flooring. Coving to plastered ceiling. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

#### BEDROOM ONE 11' 11" x 10' 5" (3.63m x 3.18m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



#### BEDROOM TWO 13' 5" x 10' 10" (4.09m x 3.3m)

Double glazed window to the rear aspect. Fitted storage cupboard. Coving to plastered ceiling. Radiator.



#### BEDROOM THREE 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to the front aspect. Over stairs storage cupboard. Coving to plastered ceiling. Radiator.



#### LUXURY FAMILY BATHROOM (RECENTLY FITTED) 8' 5" x 6' 1" (2.57m x 1.85m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with chrome mixer tap and shower attachment. Fully tiled corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



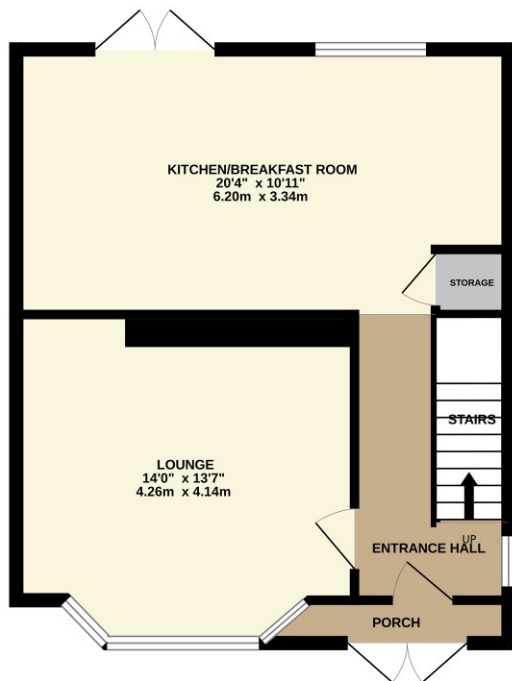
## EXTERIOR

The **REAR GARDEN** measures approximately **50' (15.24m)** and commences with block paved patio leading to laid lawn. Pathway providing access to **GARAGE** to the rear. Side gate providing access to the front.

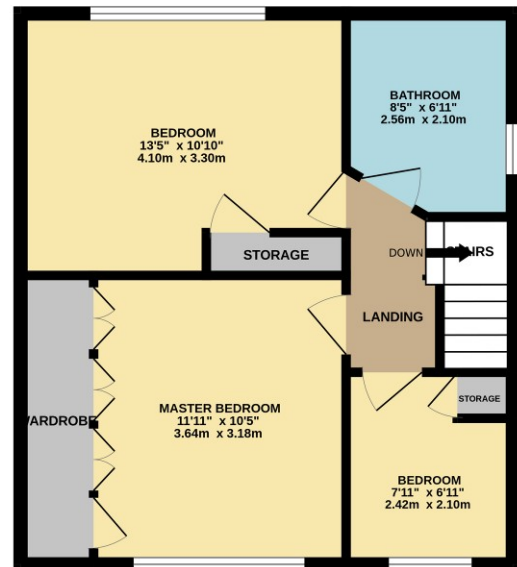


The **FRONT** has small lawn area with pathway to property entrance and retaining brick wall.

GROUND FLOOR



1ST FLOOR



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