



Elgar Avenue, Eastham

£375,000



LESLEY HOOKS
ESTATE AGENTS





This exceptional family home provides generous and well-designed accommodation throughout, perfectly suited for a growing family. Set across three floors, the layout has been thoughtfully planned to maximise space, functionality, and comfort.

Upon entering, you are welcomed by a spacious hallway, there is two reception rooms including a sitting room and a most generous lounge, ideal for relaxing or entertaining guests. The heart of the home is a well proportioned open plan kitchen and breakfast room, offering plenty of space for family meals and social gatherings. A separate utility room with an integrated shower, along with a downstairs WC, adds further practicality to the ground floor.

Upstairs, the first floor hosts four bedrooms, one of which is currently used as a home office—ideal for modern family living. A stylish four-piece family bathroom completes this floor, offering both elegance and convenience.

The top floor is dedicated to the impressive master suite, featuring a spacious bedroom and a contemporary en-suite shower room.

Externally, the property boasts a beautifully maintained rear garden offers multiple seating areas, perfect for outdoor dining and relaxation. To the front, a driveway offers ample off-road parking.

This is a truly superb home offering space, comfort, and versatility in equal measure—early viewing is highly recommended. Freehold. Council Tax Band B. EPC Rating B.



Entrance Hallway

12'6" (3.81m) x 6'7" (2.01m)

Sitting Room

12'1" (3.68m) x 10'6" (3.2m)

Lounge

20'7" (6.27m) x 10'7" (3.23m)

Kitchen

16'6" (5.03m) x 14'0" (4.27m)

Utility

5'6" (1.68m) x 3'8" (1.12m)

Downstairs WC

4'10" (1.47m) x 2'4" (0.71m)

Conservatory

14'0" (4.27m) x 13'8" (4.17m)

Bedroom One / Loft Bedroom

15'11" (4.85m) x 12'9" (3.89m)

En-Suite

7'8" (2.34m) x 6'2" (1.88m)

Bedroom Two

13'11" (4.24m) x 7'9" (2.36m)

Bedroom Three

12'8" (3.86m) x 10'7" (3.23m)

Bedroom Four

11'10" (3.61m) x 10'6" (3.2m)

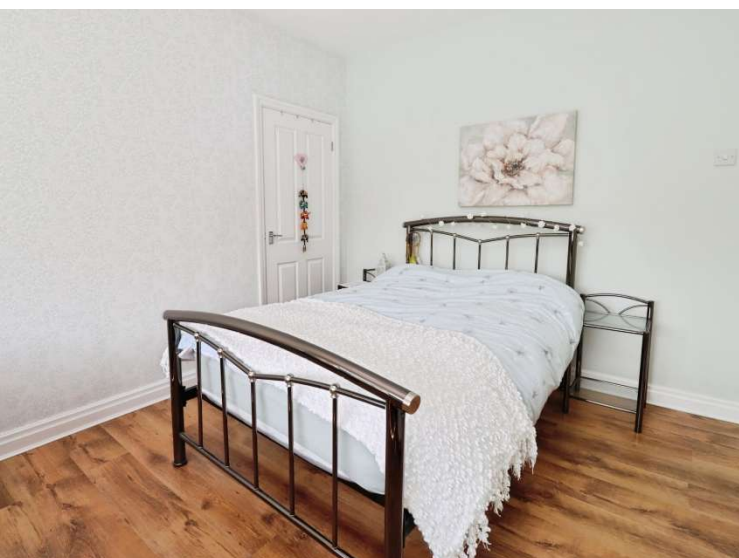
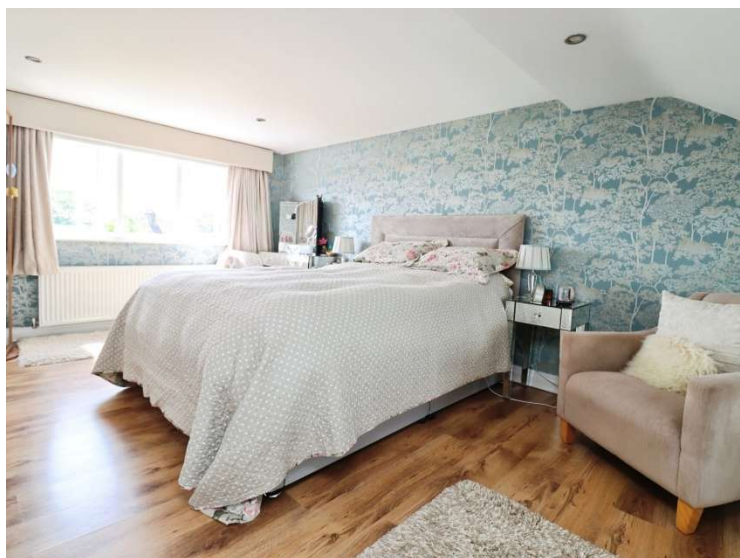
Bedroom Five

6'6" (1.98m) x 6'0" (1.83m)

Bathroom

8'11" (2.72m) x 6'5" (1.96m)







GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.