

9 Poynings Avenue, Southend-On-Sea, SS2 4RS  
**OFFERS IN THE REGION OF £425,000**





# PROPERTY DESCRIPTION

Gateway is delighted to bring to the market this immaculately presented 3-bedroom home, nestled in the charming Wick Estate of Southend-On-Sea.

This perfect family home boasts an inviting living room flooded with light, a modern kitchen/diner, generous-sized bedrooms, a stunning four-piece bathroom, a large driveway for multiple vehicles and a large, low-maintenance, secluded garden. There's also huge potential for extending the property at the side and rear, subject to planning permission.

Situated within a close proximity to an excellent range of schools, the surrounding area is rich with local amenities and superb transport links.

Do not miss out on this property! Contact Gateway today to book a viewing.

- **Perfect family home**
- **Generous living spaces throughout**
- **Large driveway for multiple vehicles**
- **Great-sized secluded garden**
- **Modern kitchen/diner**
- **Stunning four-piece bathroom**
- **Inviting living room**
- **Massive scope for extending (STPP)**
- **Top-tier school catchment**
- **Excellent local amenities and transport links**





## ROOM MEASUREMENTS

### Entrance Hall

Light and airy hallway featuring wooden floors and smooth ceilings, ample storage is also provided via built in under stairs cupboards

### Lounge

16'1" x 13'6"

Featuring smoothed ceilings, carpeted flooring and chimney breast with feature wooden beam.

### Kitchen/Diner

19'11" x 12'7" reducing to 8'9"

Large open plan kitchen featuring wooden floors, smooth ceilings with inset spotlights, feature chimney breast, and a range of wall mounted and under counter units amongst other storage.

### Bedroom One

12'11" x 12'5"

Featuring carpeted flooring, smooth ceilings and feature chimney breast

### Bedroom Two

12'9" x 11'2"

Featuring carpeted flooring, smooth ceilings and feature chimney breast

### Bedroom Three

8'10" x 6'10"

Featuring carpeted flooring, smooth ceilings and an abundance of storage via shelving and drawer units

### Bathroom

9'7" x 8'4"

Dual aspect bathroom featuring walk in shower and free standing double-ended bath

### Rear Garden

55 approx

Featuring initial patio seating area, lawn area, storage shed and a further seating area at the end of the garden. Side access which also features a further storage shed, provides access to the front of the property and driveway via a gate.

### Driveway

Featuring parking for 2/3 vehicles along with a flower bed containing mature shrubs and bushes

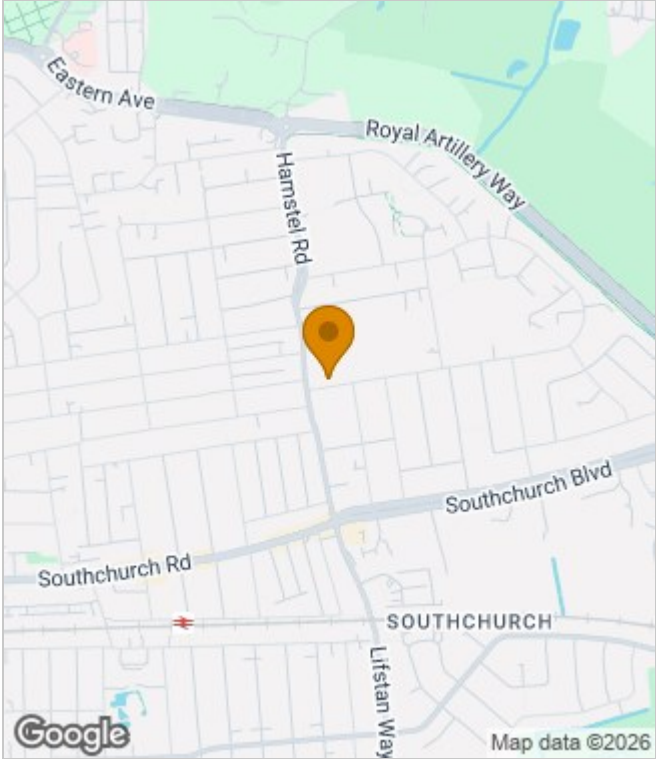




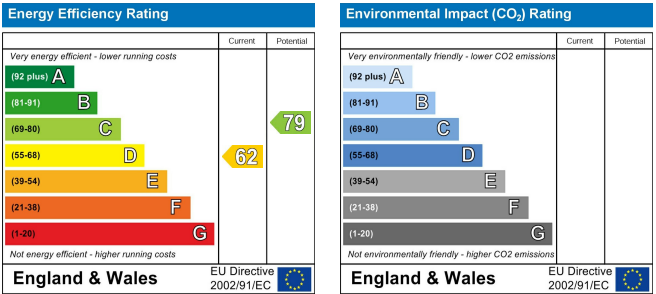
FLOOR PLANS



AREA MAP



ENERGY PERFORMANCE GRAPH



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