

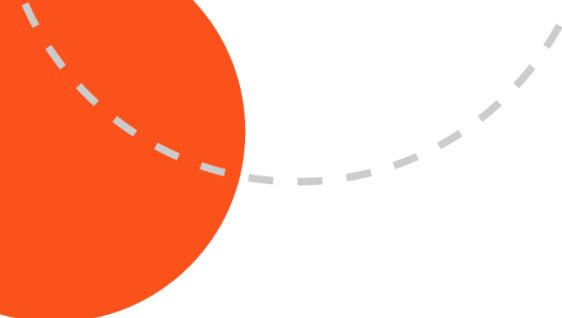


Bournemouth Park Road, Southend-On-Sea, Essex, SS2 5LE

3 bed detached house / Guide Price £450,000 - £475,000 / t. 01702 555888

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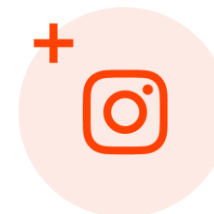




Offering modern trends whilst retaining plenty of charm and character is this bright and spacious **three bedroom** detached family home, sitting on a generous size corner plot. Having two reception rooms, modern fitted kitchen, breakfast room and utility together with excellent size bedrooms, three piece bathroom suite and separate w.c. Outside there is a beautiful west facing rear garden with ample seating areas and detached garage with rear vehicular access providing off street parking. The property is immaculately presented throughout and has clearly been the subject of much expense and improvement by the current owners.

Situated in this convenient location within easy reach of local mainline stations providing direct links into London, major trunk roads and bus routes whilst also having local shops, amenities and parks close by. Local schools can also be found nearby. This substantial family home offers comfort and convenience for all the family and we would strongly advise viewing internally to avoid disappointment.

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+ Full of Character



Highlights

- / Character Three Bedroom Detached Family Home**
- / Good Size Corner Plot**
- / Bright & Spacious Throughout**
- / Two Reception Rooms**
- / Modern Kitchen**
- / 'L' Shaped Breakfast Room**
- / Utility Room**
- / Generous Size Bedrooms**
- / Bathroom Suite & Separate W.C**
- / West Facing Rear Garden Measuring Approximately 80ft**
- / Detached Garage & Off Street Parking**
- / Convenient Location**
- / Close To Transport Links**
- / Local Schools Nearby**
- / Shops, Amenities & Town Centre Within Easy Reach**
- / Viewings Advised**

Upvc double glazed french doors with upvc double glazed windows adjacent opening to:

Entrance Porch \ Upvc double glazed windows to side, laminate flooring, attractive entrance door with stained glass insert and stained glass window adjacent opening to:

Entrance Hall 13'3 x 8'8 Max \ Fitted carpet, radiator, power points, alarm keypad, coved ceiling, understairs storage cupboard, carpeted stairs with timber balustrade leading to first floor, stained glass window to side, doors to accommodation off.

Lounge 13'11 Into Bay x 13' \ Square bay window to front with stained glass windows above, obscure stained glass windows adjacent, power points, T.V point, radiator, fitted carpet, smooth plastered and coved ceiling, feature fireplace housing open fire with timber mantle.

Dining Room 13'2 x 11'6 \ Upvc double glazed french doors to rear leading to garden with upvc double glazed windows adjacent, stained glass windows to side, fitted carpet, power points, feature fireplace with granite hearth and timber mantle housing electric fire.

Kitchen 9' x 8'4 \ Modern fitted kitchen comprising sink and drainer unit inset into range of roll edge worktops, white high gloss cupboards and drawers, space for Range style cooker with chimney style extractor above, tiled splashbacks, power points, wood effect vinyl flooring, doorway to:

Breakfast Room 15'3 x 14'3 'L' Shaped Maximum Measurements \ Upvc double glazed windows to rear and side providing pleasant outlook over rear garden, further obscure windows to side, upvc double glazed door leading to garden, breakfast bar facility, wood effect vinyl flooring, power points, range of roll edge worktops and white high gloss cupboards and drawers, cupboard housing immersion tank and shelving, door leading to:



Utility Room 14' x 6'7 \ Roll edge worktops, white high gloss cupboards, space and plumbing for washing machine and tumble dryer, further appliance spaces, wall mounted boiler, obscure windows to side and front, power points, thermostat control, butler style sink, wood effect vinyl flooring.

Landing \ Fitted carpet, upvc obscure double glazed window to side, loft access hatch, coved ceiling, doors to accommodation off.

Bedroom One 14'6 Into Bay x 12'8 \ Square bay window to front with stained glass windows above, fitted carpet, radiator, power points, smooth plastered and coved ceiling, feature fireplace housing electric fire.

Bedroom Two 13'4 x 11'10 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling, feature fireplace housing electric fire.

Bedroom Three 10'4 Into Bay x 7'5 \ Upvc double glazed window to side, bay window to front, radiator, fitted carpet, power points, smooth plastered and coved ceiling.

Bathroom \ Modern three piece suite comprising shower cubicle with shower over and tiled surround, pedestal wash basin, panelled bath with separate handheld attachment, tiled walls, upvc obscure double glazed windows to side and rear, vanity cupboard, ladder style heated towel radiator.

Separate W.C \ Two piece suite comprising low flush w.c, wall hung wash basin, tiled walls, upvc double glazed window to rear.

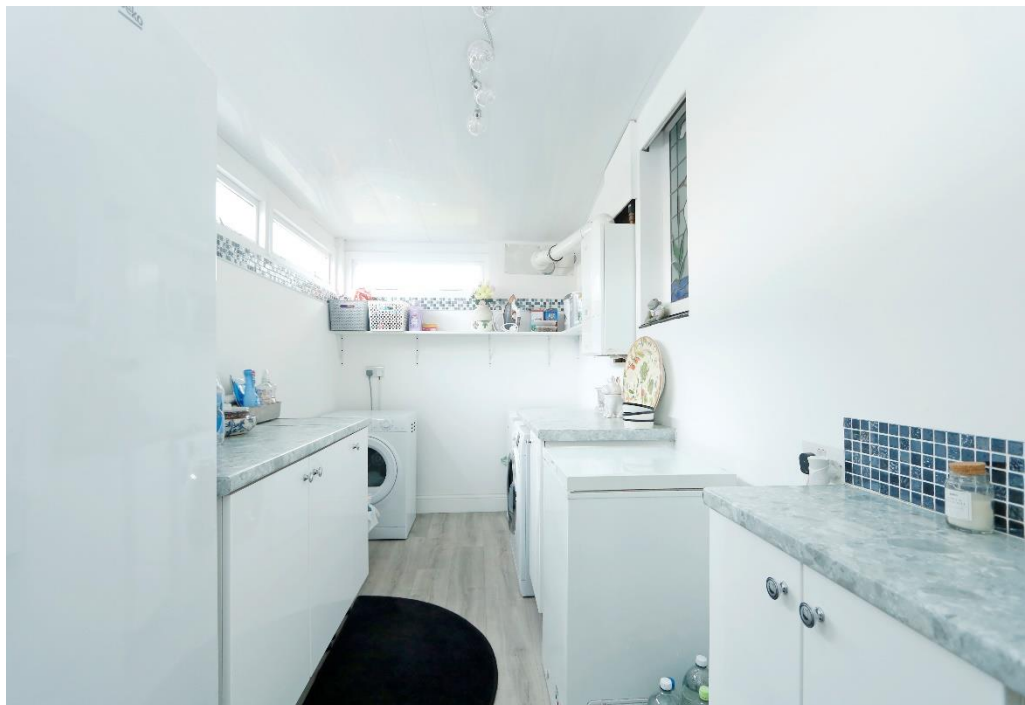




Rear Garden \ The property benefits from this beautifully landscaped and secluded rear garden measuring approximately 80ft in depth with a westerly aspect. Commencing with large expanse of decking which continues to both sides providing excellent outside seating/entertaining area with established central lawn, area laid to shingle with timber shed and summerhouse, detached garage to far rear with driveway adjacent and double timber doors providing rear vehicular access, outside lighting, side access, outside power points.

Detached Garage 16'1 x 8'8 \ Up and over door to front, power and light connected.

Front Garden \ Attractive landscaped front garden mainly laid to established lawn with well stocked flowerbeds adjacent and pathway leading to property.



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