



# FOR SALE

## Ennismore Gardens, Southend-On-Sea SS2 5RA

Guide Price £450,000 Freehold Council Tax Band - C

- \*GUIDE PRICE £450,000 - £475,000\*
- Three Reception Rooms
- Home Office Space
- Large Rear Garden
- Newly Fitted Kitchen With Space For Appliances
- Stylish Bathrooms
- Driveway With Parking For Several Vehicles
- Close Access To A127
- Backing Onto Victory Sports Ground
- Local Amenities Nearby

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Ennismore Gardens, Southend-On-Sea. This property boasts three bedrooms, fantastic for a growing family or for those in need of extra space. As you step inside, you are greeted by three reception rooms, one of which being a stunning newly fitted kitchen/diner making it a perfect space to relax with the family in the evening.

One of the highlights of this home is the large

rear garden, providing a tranquil outdoor space for gardening, hosting barbecues, or simply enjoying the fresh air. For those who enjoy sports and outdoor activities, the property backs onto Victory Sports Ground, offering easy access to recreational facilities and green spaces right at your doorstep.

Parking will never be an issue with the driveway that can accommodate several vehicles, providing convenience for you and your guests. You are also in a great location for nearby local amenities, schools and short drive or walk to Prittlewell station.

### Entrance

Panelled door to entrance, wooden flooring, radiator, storage cupboards, cornice, ceiling rose, pendant lighting.

### Lounge

Wooden flooring, radiator, double glazed bay window to front aspect, cornice, ceiling rose, pendant lighting.

### Dining Room

Wooden flooring, radiator, double glazed window to rear aspect, cornice, ceiling rose, pendant lighting.

### Kitchen/Diner

Wooden flooring, radiator, double glazed window to rear aspect, double glazed bi-fold doors to side aspect, base & wall units, built in island, Quartz worksurfaces incorporating sink & drainer, space for range cooker with extractor fitted over, space for fridge/freezer, space & plumbing for washing machine & dishwasher, double glazed skylight, partially exposed brick, tiled splashback, spotlight lighting.

### Downstairs Bathroom

Tiled flooring, heated towel rail, partially tiled walls, walk in shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

### Office

Wooden flooring, radiator, double glazed window to front aspect, spotlight lighting.

### Landing

Carpet flooring, double glazed obscure window to side aspect, loft access, ceiling mounted lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay window, fitted wardrobes, cornice, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Bathroom

Tiled flooring, heated towel rail, partially tiled walls, panelled bath with shower system over, hand basin with fitted storage under, W/C, double glazed obscure window to rear aspect, extractor, spotlight lighting.

### Bedroom 3

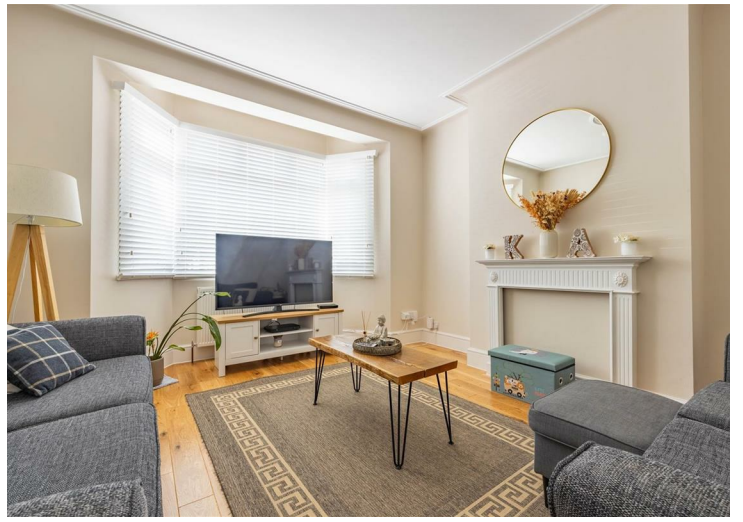
Carpet flooring, radiator, double glazed window front aspect, pendant lighting.

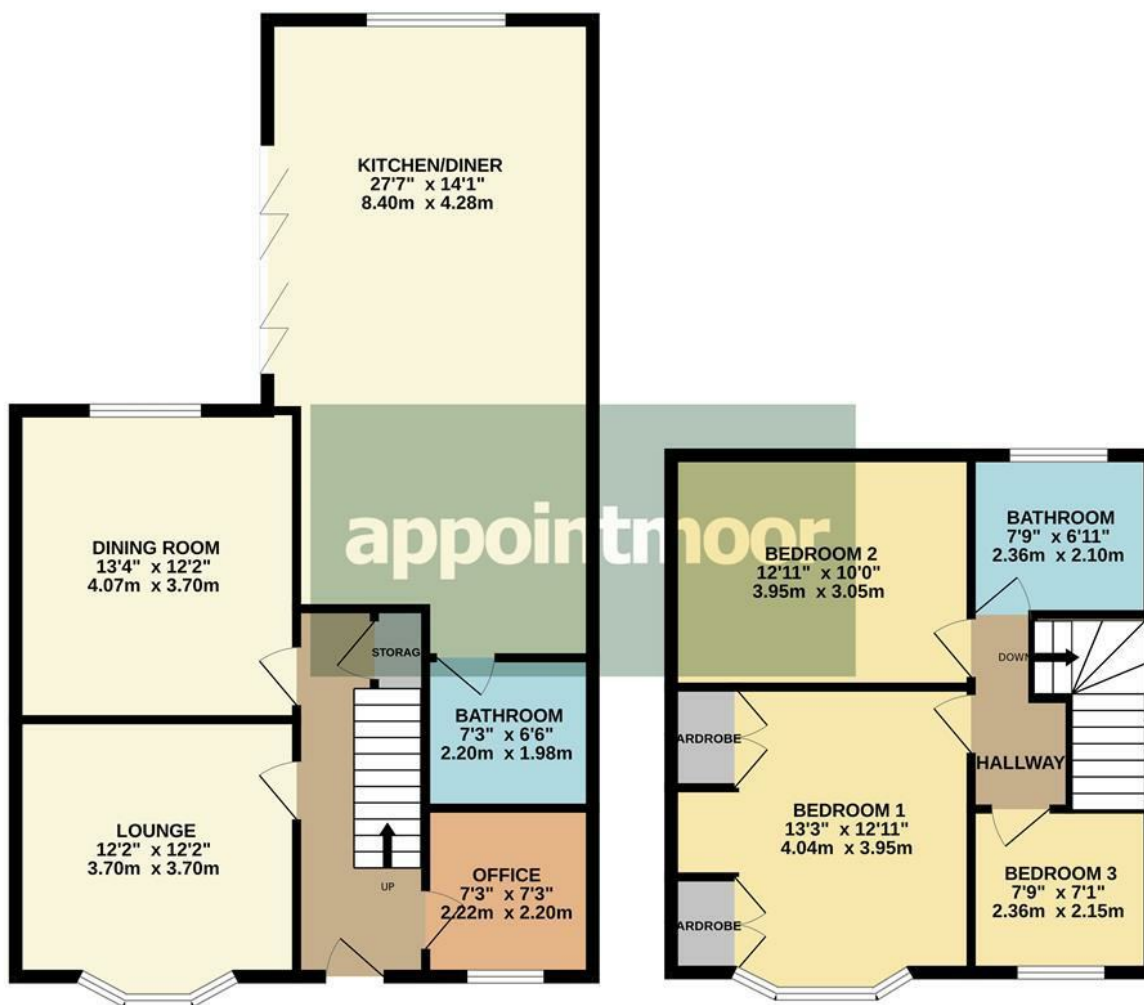
### Rear Garden

Decked patio area, laid lawn, shrubs and flowerbeds.

### Front Of Property & Parking

Block paved driveway with space for several vehicles.





TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

- [facebook.com/appointmoor](https://facebook.com/appointmoor)
- [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
- [twitter.com/appointmoor](https://twitter.com/appointmoor)
- [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)