



Bear Estate Agents are thrilled to bring to the market for the first time in 19 years, this traditional, immaculate and extended four bedroom house, sitting in a residential location overlooking the iconic Southchurch Park. Guide Price £575,000-£625,000.

- Close To Train Station
- Views Upon Southchurch Park
- Double Glazing Throughout
- Four Double Bedrooms
- Semi-Detached
- Gas Central Heating Throughout
- Off Street Parking
- Ground Floor Utility/W.C
- Outbuilding
- MUST VIEW!

## Northumberland Crescent

Southend-on-Sea

**£575,000**

Price Guide



# Northumberland Crescent



**(Paragraph)**  
Accommodation comprises of an entrance porch, grand reception hallway, living room with a feature bay window that overlooks Southchurch Park, a stunning kitchen/dining/family room to the rear aspect overlooking the garden, utility room and a guest w.c. To the first floor, there are three generous sized bedrooms, a luxury four piece bathroom suite and on the top floor there is a further grand double bedroom with incredible views to the front and rear aspects, plus a separate shower room/w.c.

Further benefits include, double glazed windows, gas central heating, a well maintained garden with access to a feature bar/games room, independent driveway to the front giving parking for at least two vehicles and multiple on street parking opportunities.

Northumberland Crescent is a highly sought after road where properties rarely become available. The property is within a stones throw of Southchurch park and is within easy access of Southend East railway line serving London Fenchurch Street and the property also falls in the catchment of Greenways school catchment area.

## **Porch**

5'9 x 3'4

Double glazed doors leading into the entrance porch, smooth ceilings, double glazed window to the front aspect, quality vinyl flooring and a feature hardwood door leading to the reception hall.

## **Grand Reception Hall**

11'6 x 9'9

Feature clad ceiling, stunning Amtico flooring, stairs to the first floor, double radiator and doors to:

## **Living Room**

13'5 x 12'7

Smooth high ceilings, feature double glazed bay window to the front aspect overlooking the iconic Southchurch Park, double radiator, quality wood flooring, stunning fireplace with Granite hearth and Limestone surround.

## **Stunning Kitchen/Dining/Family Room**

19'7 x 15'1

Smooth high ceilings with multiple inset down lighters, double glazed window and bi-folding doors to the rear, overlooking and leading out onto the rear garden and feature Amtico flooring. A luxurious kitchen comprises of a range of wall level storage units complemented with solid oak wood work tops and breakfast bar, inset Butler style sink with feature mixer tap, space for a range oven with extractor fan above, integrated dishwasher, integrated fridge/freezer, double radiator, built-in floor to ceiling storage cupboard and a door to the utility room.

## **Utility Room**

7'6 x 2'8 +recess

Smooth ceilings with inset down lighters, vinyl flooring, feature obscured double glazed barn style door to the side aspect providing exterior access, double radiator, space for a washing machine and tumble dryer, further door to:

## **Guest w.c**

Smooth ceilings with inset downlighters, extractor fan, obscured double glazed window to the side aspect, vinyl flooring, modern white suite comprises of a w.c and a sink unit with mixer tap.

## **First Floor Landing**

Smooth ceilings. feature and original large stained glass window to the side aspect, double radiator, stairs to the second floor, doors to:

## **Bedroom One**

11'9 x 10'3

Smooth high ceilings, double glazed window to the rear aspect overlooking the garden, lovely views across neighbouring gardens, quality wood flooring, radiator, built-in bespoke full width mirrored wardrobes with sliding doors and ample shelving space.

## **Bedroom Two**

14'2 x 6'2

Smooth high ceilings, inset downlighters, large double glazed window to the front aspect overlooking the iconic Southchurch Park, radiator, quality Amtico flooring, built-in bespoke fully width mirror sliding wardrobes with ample shelving and hanging space.

## **Bedroom Three**

11'8 x 11'7

Large double glazed window to the front aspect overlooking the iconic Southchurch Park, quality wood effect flooring, radiator, ample space for wardrobes and chest of drawer units.

## **Four Piece Bathroom Suite/w.c**

11'5 x 7'1

Smooth high ceilings with inset downlighters, obscured double glazed window to the rear aspect, feature vinyl flooring, part cladding to walls, large built-in cupboard with ample storage shelving, chrome heated towel rail. A gorgeous white suite comprising a feature walk-in enclosed shower with a waterfall style shower, mixer taps, inset storage facilities, w.c, feature free standing bath with chrome claw feet, mixer tap and shower attachment, sink unit with splashback tiling, radiator and extractor fan.

## **Second Floor Landing**

Smooth ceilings with inset downlighters, double glazed sky light to the front aspect looking onto Southchurch park and doors to:

## **Bedroom Four**

15'5 x 9'5

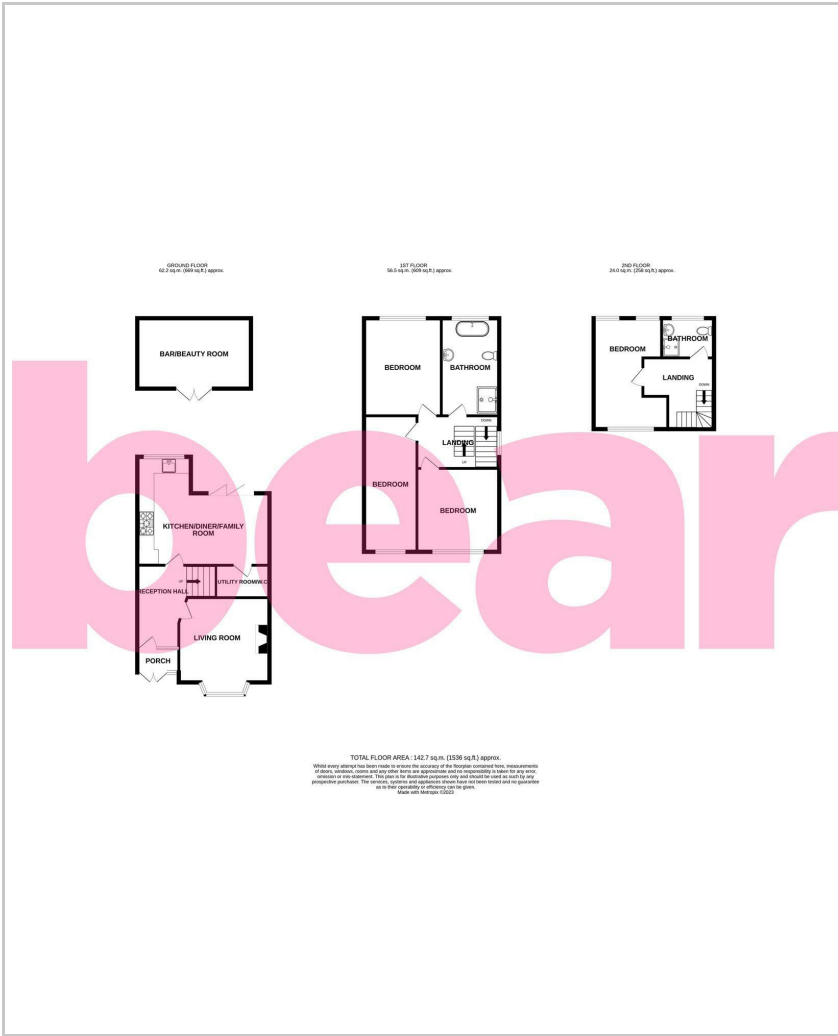
Smooth ceilings with inset downlighters, dual aspect bedroom, two double glazed skylight windows to the front aspect overlooking Southchurch Park, large double glazed window to the rear aspect overlooking the garden and stunning views across Southchurch, two radiators, eaves storage cupboards and bespoke fitted wardrobes with chest of drawers adjacent.







# Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

