

# bear

*Estate Agents*



## Church View Close

Southend-on-Sea

**£350,000** Offers Over



\* PARKING FOR THREE CARS - NO ONWARD CHAIN \* Bear Estate Agents are delighted to bring to the market this attractive three bedroom house located in a no through road in a highly desirable residential area. The property enjoys large open plan spaces to the ground floor along with guest w.c. There are three generous size bedrooms, a stunning bathroom suite, a south facing garden and three parking spaces to the front.

- No Through Road Positio
- Three Generous Bedrooms
- Large Entrance Hallway
- Guest w.c
- Large Open Plan Spaces Downstairs
- Fitted Kitchen
- Luxury Bathroom
- South Facing Garden
- Parking For Three Cars
- Close to Major Tansport Links

# Church View Close



The accommodation comprises: Spacious entrance hallway, luxury guest w.c, fitted kitchen, large living room with open access onto the conservatory/dining room extension. To the first floor there are three bedrooms including a much larger than average principal bedroom with quality fitted sliding wardrobes and a luxury bathroom/w.c.

Further benefits include double glazed windows, gas central heating, a south facing and meticulously presented rear garden plus three parking spaces to the front of the property.

Church View Close is a private cul de sac and is in a central location and within walking distance of major rail links serving London Liverpool and Fenchurch street lines, good local schools, shops and the seafront are also close to hand.

Feature entrance door to:

## **Entrance Hallway**

15'7 x 6'10

Stairs to the first floor with built-in storage cupboards under. Fitted wood effect laminate flooring, radiator and plastered ceiling. Quality wood doors to:

## **Guest w.c**

Smooth plastered ceiling, double glazed window to the side elevation. A luxury white suite comprises of a low level w.c, corner wash hand basin with a tiled splash back, stunning tiling to walls.

## **Living Room**

19'3 x 15'2 max

Double glazed window to the side aspect. Quality wood effect laminate flooring, feature radiator and smooth plastered ceiling with recessed spot lighting, t.v and telephone points, open access onto:

## **Conservatory/Dining Room**

13'10 x 11'0

Brick built double glazed construction with French doors leading onto the garden. Quality wood effect laminate flooring, radiator.

\*\*\* The living room and conservatory/dining room combined length is 30'11 \*\*\*

## **Kitchen**

11'9 x 7'10

Double glazed window to the front aspect. The kitchen comprises a range of of base and drawer units with an integrated oven and a complimentary rolled edge worktop. Inset gas hob, extractor fan over with and stainless steel sink with a tiled splash back. Further selection of matching eye level units. Wall mounted combination boiler (untested), plumbing for a washing machine, tumble dryer and American style fridge/freezer. Fitted wood effect flooring and plastered ceiling with recessed spot lighting, radiator.

## **First Floor Landing**

Smooth plastered ceiling with a loft hatch. Quality wood doors to:

## **Grand Bedroom One**

14'11 x 12'9 max

Two double glazed windows to the rear aspect. Radiator and smooth plastered ceiling, quality and contemporary sliding wardrobes with ample hanging and shelving space.

## **Bedroom Two**

11'6 x 8'0

Double glazed window to the front aspect. Radiator and smooth plastered ceiling.

## **Bedroom Three**

8'0 x 6'9

Double glazed window to the front aspect. Radiator and smooth plastered ceiling.

## **Luxury Family Bathroom/w.c**

## **South Facing Rear Garden**

The garden commences with a brick block patio area, side access, timber shed, quality fencing to all boundaries.

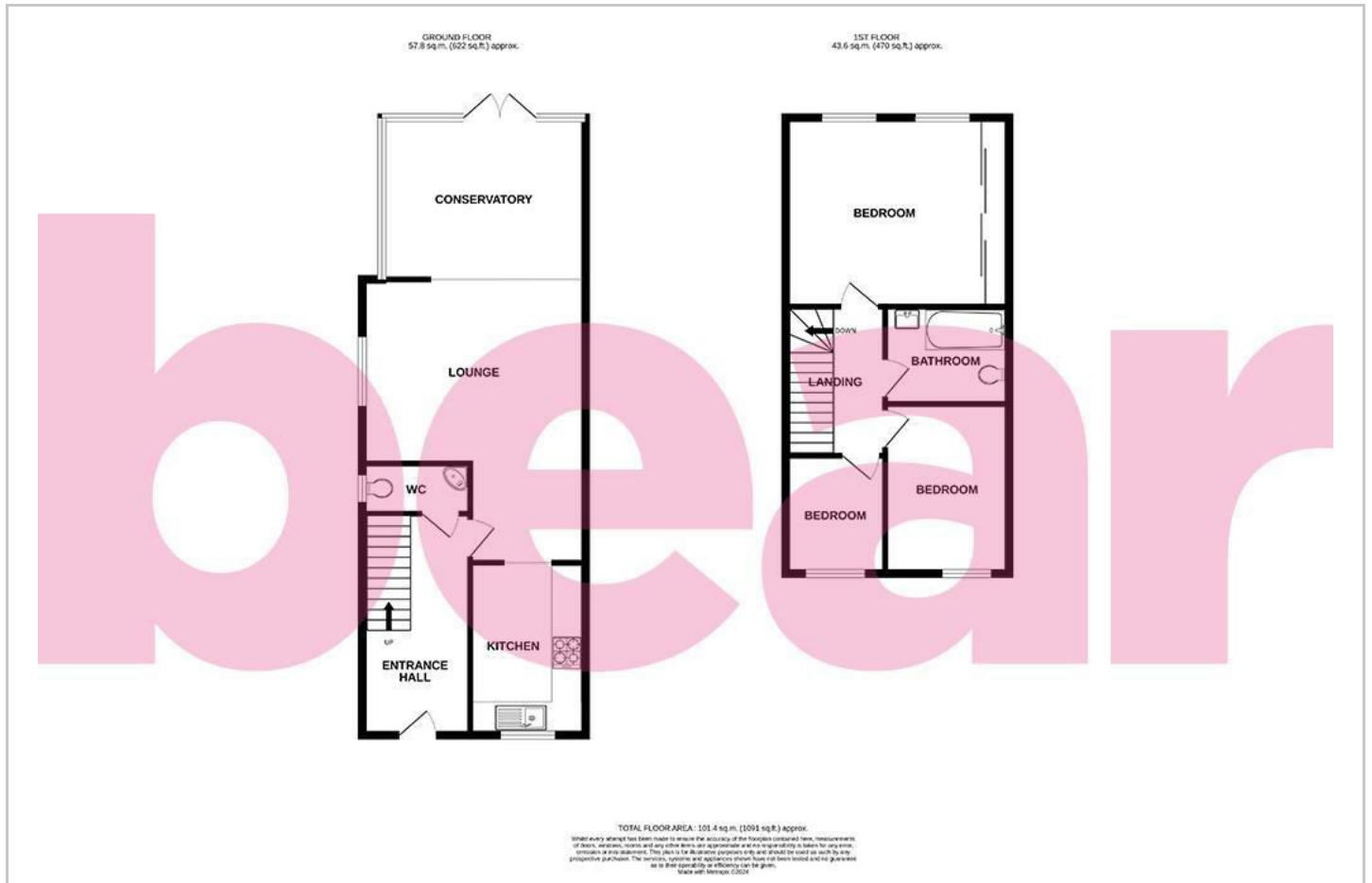
## **Parking**

There are three parking spaces situated to the front of the property.

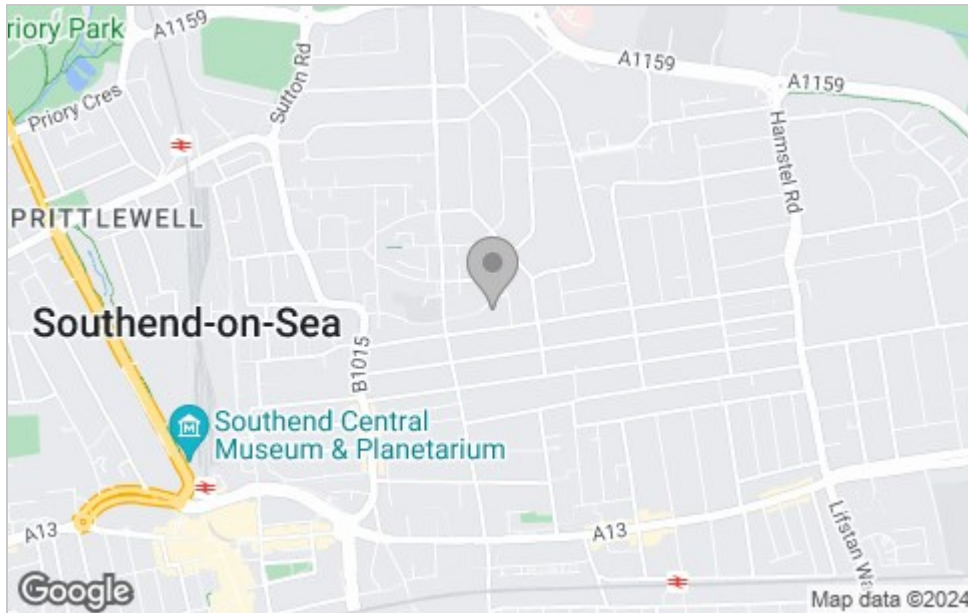
# Southend-on-Sea



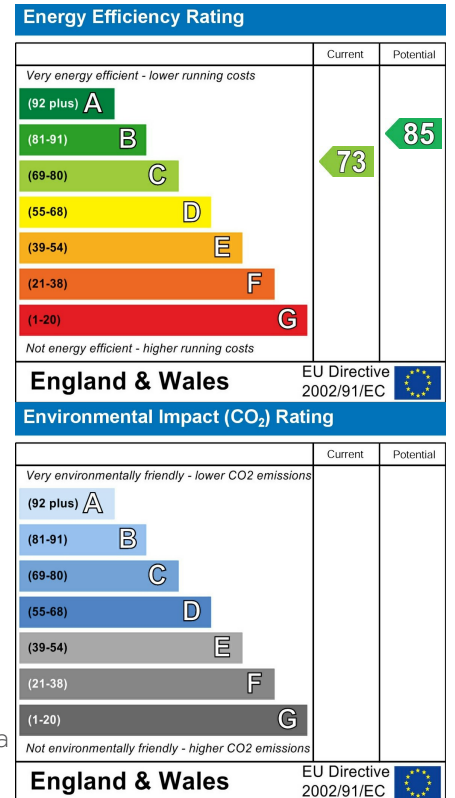
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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