

65 Hamstel Road, Southend-on-Sea, Essex, SS2 4NF  
Price Guide £385,000

**bear**  
*Estate Agents*



# 65 Hamstel Road, Southend-on-Sea, Essex, SS2 4NF

## Price Guide £385,000

### Council Tax Band: C

\* £385,000 - £410,000 \* Sizeable three bedroom semi-detached family home, positioned on the ultra-convenient Hamstel Road in the ever popular Southchurch Village, close to a wealth of fantastic amenities and travel links. Boasting off-street parking and deceptively spacious accommodation throughout. A must view family home.

Bear Estate Agents are excited to present this delightful three bedroom semi-detached family home, positioned in the wonderful Southchurch Village. The home is located close to a wealth of fantastic amenities and travel links with the nearby Southend East Train Station providing direct access into Central London on the favoured c2c train line. The home is also surrounded by fantastic bus links. A selection of highly regarded Primary Schools are close to the home, whilst sought after Grammar Schools are also nearby. Southchurch Park, Southend Seafront and Southend High Street are all easily accessible from the home.

Internally, the property has been presented in wonderful condition throughout and boasts deceptively spacious accommodation. Accessed via a welcoming entrance hallway, the main living space comes in the form of delightful open plan lounge/diner which is flooded with natural light from the sizeable bay-fronted window. The kitchen has been presented in beautiful condition, whilst the ground-floor also benefits from extended accommodation to provide a large utility room and convenient WC. Stairs to the first-floor lead to three good sized bedrooms, with a larger than average third bedroom and a stylish and sizeable four-piece family bathroom. Externally the property boasts a low maintenance rear garden and off-street parking to the front of the home.

#### Frontage

Block paved driveway, enormous potential to create off-street parking via drop kerb access (for further information call Southend Council on 01702 215000) and dual opening doors onto:

#### Porch

Quality tiling to floors and feature hardwood door to:

#### Entrance Hall

14'1 x 5'7

High ceilings, stairs to the first floor, under stair storage, quality tiled flooring, radiator, telephone point, open access onto the kitchen and door to:

#### Lounge/Diner

28'3 x 13'0 > 11'0

Coving to high ceilings, feature double glazed bay window to the front aspect,

double glazed sliding doors to the rear aspect leading onto and overlooking the garden, hardwood laminate floors throughout, two rouble radiators and a consitiner door to:

#### Kitchen

8'5 x 7'6

High ceilings, window to the rear aspect, door to the utility room, quality tiled floors throughout, tiled walls, range of base and wall level storage units complemented with roll edge worktops, inset sink unit with mixer tap, space for a range oven with an extractor fan above and space for a slimline dishwasher.

#### Utility Room

13'9 x 4'9

Windows to the side and rear aspects, double glazed door leading onto the garden, radiator, large cupboard, space for utility appliances, lighting and door to:

#### Guest WC

9'9 x 2'8

Obscure double glazed window to the side aspect, laminate floors throughout, WC, sink unit with a mixer tap and splashbacks and a radiator.

#### Landing

Large double glazed windows to the side aspect and doors to:

#### Bedroom One

15'4 x 11'7

Coving to high ceiling, feature double glazed bay window to the front aspect, radiator, ample space for wardrobes and chest of drawer units.

#### Bedroom Two

12'1 x 11'0

Coving to high ceilings, double glazed window to the rear aspect overlooking the garden, quality wood effect laminate floors throughout, double radiator and ample space for wardrobes and chest of drawer units.

#### Bedroom Three

9'2 x 7'1

Smooth-high ceilings, feature double glazed bay window to the front aspect and a radiator.





#### **Four Piece Bathroom**

8'5 x 7'0

Smooth high ceilings, large obscure double glazed window to the rear aspect, quality tiling to floors and walls and a luxury and contemporary white suite comprising a WC, tiled bath with mixer tap and shower attachment, large walk-in tiled shower enclosure with feature wall-mounted electric shower, waterfall shower and further retractable shower head, sink unit with mixer tap and storage below.

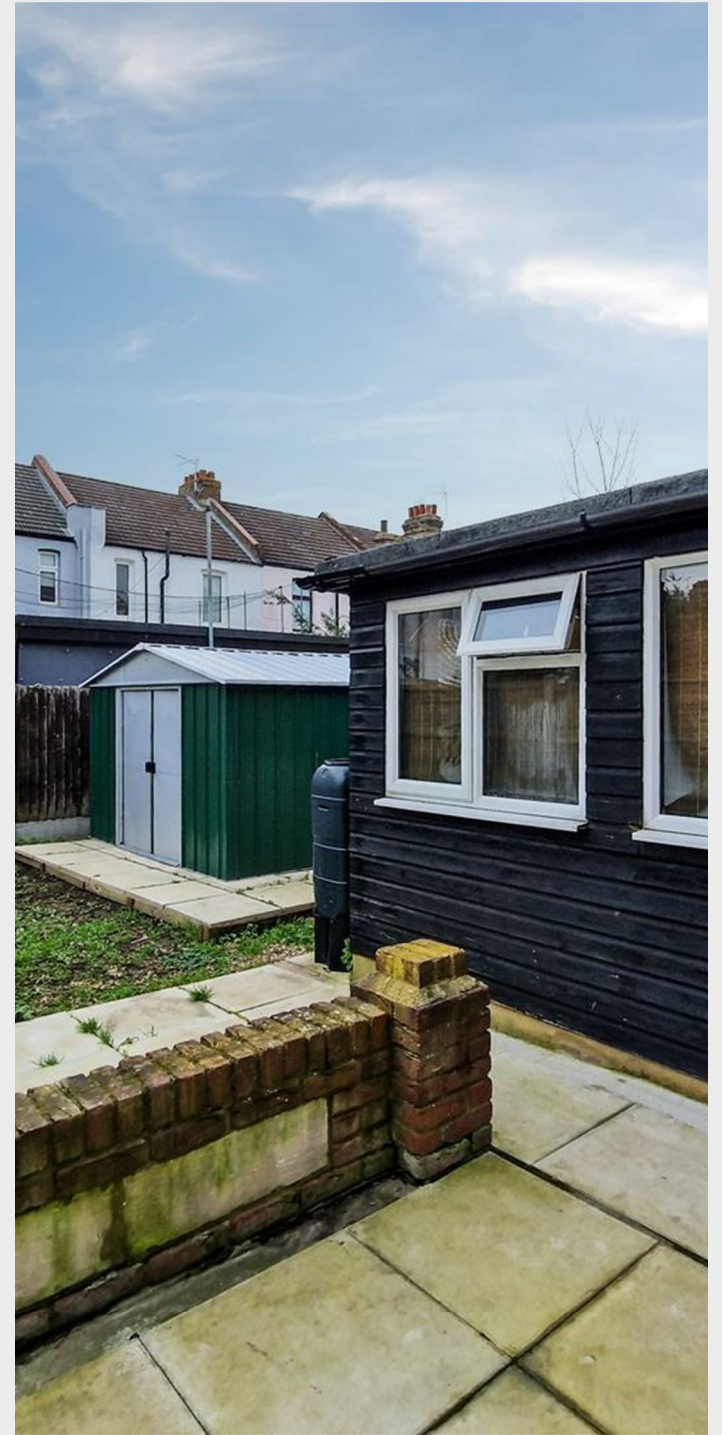
#### **Loft Access**

Retractable ladder.

#### **West Facing Garden**

30'0

Commences a hard standing patio, remainder is laid to lawn, large metal shed to remain on a concrete base, side access and fencing to all boundaries with concrete posts.



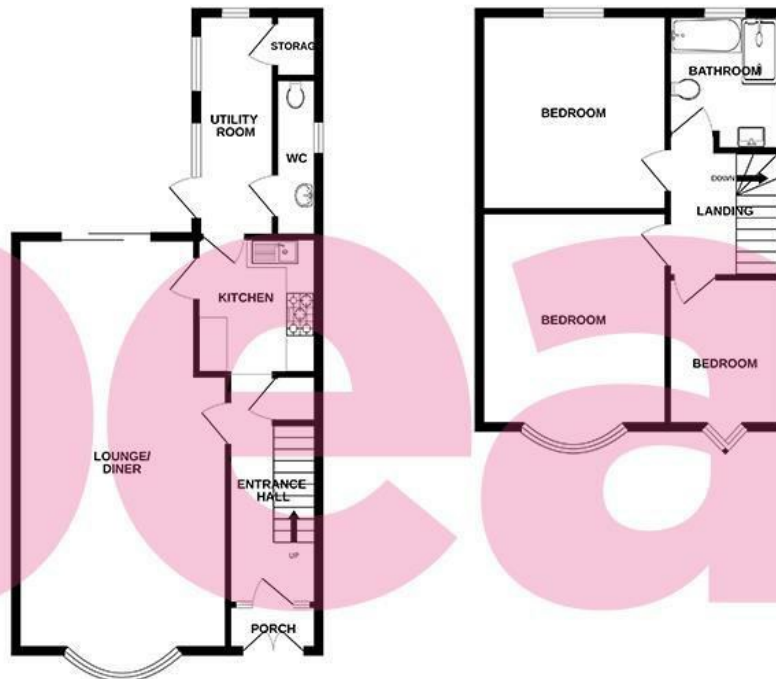
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GROUND FLOOR  
 53.6 sq.m. (577 sq.ft.) approx.

1ST FLOOR  
 44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 97.7 sq.m. (1052 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency at the time.  
 Made in March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	