



\* £400,000 - £425,000 \* A hidden gem on the borders of Southend-on-Sea/Leigh-on-Sea. Offering large accommodation throughout, is this executive three bedroom link-detached family home. Boasting off-street parking, a low maintenance rear garden and a versatile garage. Offered with no onward chain, whilst being positioned close to a wide array of wonderful amenities.

- Link-detached family home
- Boasting three good sized bedrooms
- Perfectly nestled in a secluded residential cul-de-sac
- Offering a good sized yet easy to maintain rear garden
- Easy reach of Southend Airport and travel links
- Presented with no onward chain
- Ample off-street parking for two vehicles
- Benefitting from a versatile garage
- Close to sought after schools
- Double glazing and gas central heating

## Coniston

Southend-on-Sea

**£400,000**

Price Guide



# Coniston



Bear Estate Agents are excited to present this wonderful three bedroom link-detached family home, positioned on the borders of Southend on Sea and Leigh on Sea. The home is quietly nestled in a residential cul-de-sac to offer the fantastic blend of quiet living, whilst being within easy reach of a huge range of travel links and amenities. The nearby Southend Airport offers flights to desirable destinations, with Southend Airport Train Station providing direct access into Central London. A selection of sought after schools are within close proximity of the home, alongside high performance Grammar Schools and Southend University Hospital. The home is also surrounded by bus links and delightful local parks.

This wonderful home comes to the market with no onward chain and benefits from a wealth of spacious and well presented living accommodation. Accessed via a spacious and welcoming entrance hallway, the main living space comes in the form of a delightful open-plan lounge/diner which is flooded with natural light via French doors opening into the rear garden. The French doors have the added benefit of integral blinds. The kitchen boasts an excellent selection of cupboard and worktop space, beautifully presented with a stunning Quartz worksurface. A versatile garage is accessed via the kitchen, providing the opportunity to create further living accommodation. Stairs to the first floor lead to two large double bedrooms, alongside a single bedroom and a well presented family bathroom. Upstairs also benefits from ample storage throughout. Externally the home offers a well proportioned rear garden alongside off-street parking for two vehicles to the front of the home. The house comes to the market with no onward chain. An internal viewing comes highly recommended.

## Three Bedroom Link-Detached House

### Entrance Hall

### Lounge/Diner

24'4 x 12'0 > 10'1

### Kitchen

12'4 x 7'11

### Landing

### Bedroom One

14'2 x 11'10 > 9'7

### Bedroom Two

9'10 x 9'7

### Bedroom Three

8'6 x 7'3

### Three Piece Shower Room

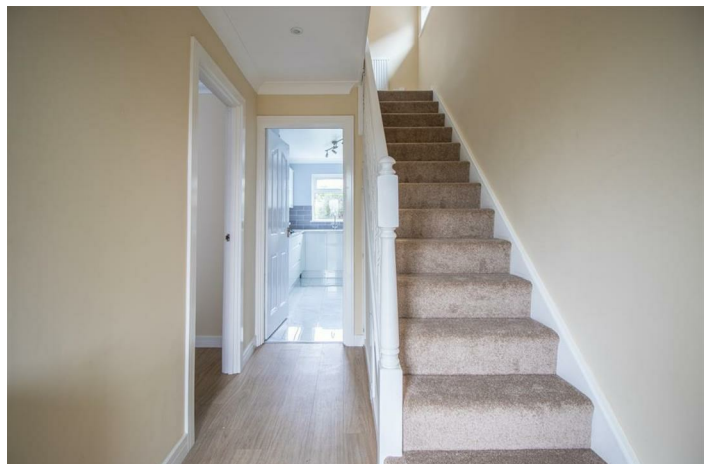
8'7 x 3'10

### Garden

### Garage

17'3 x 8'2

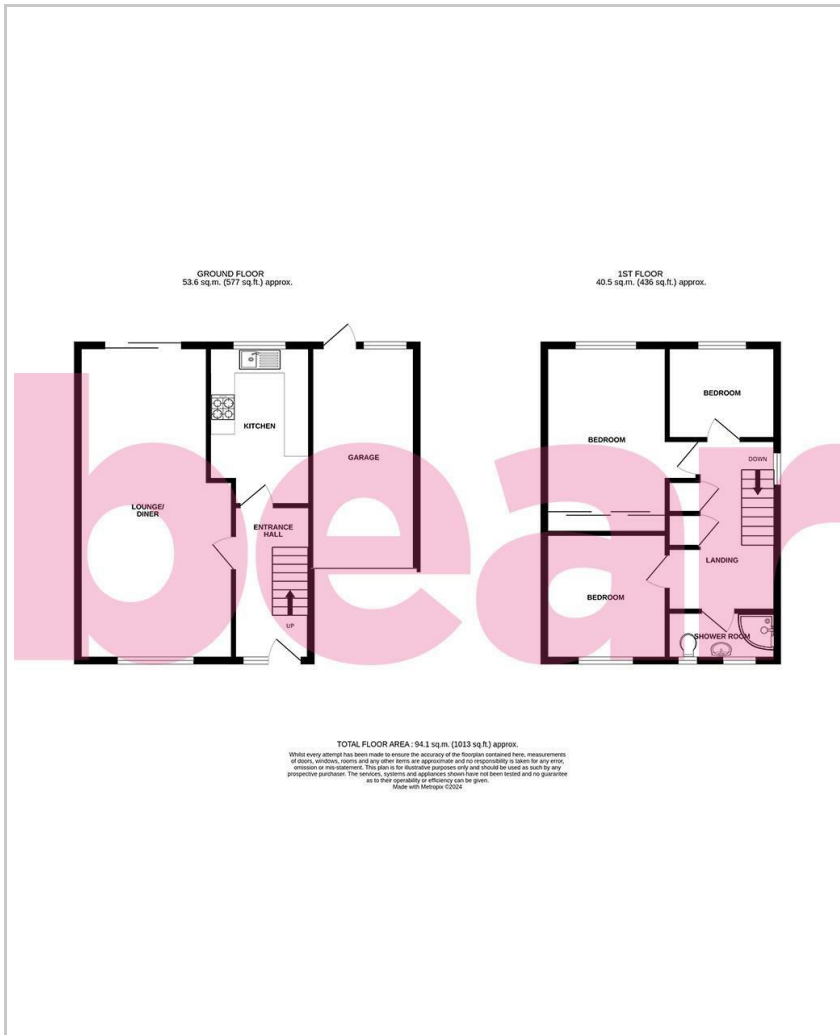
### Off-Street Parking



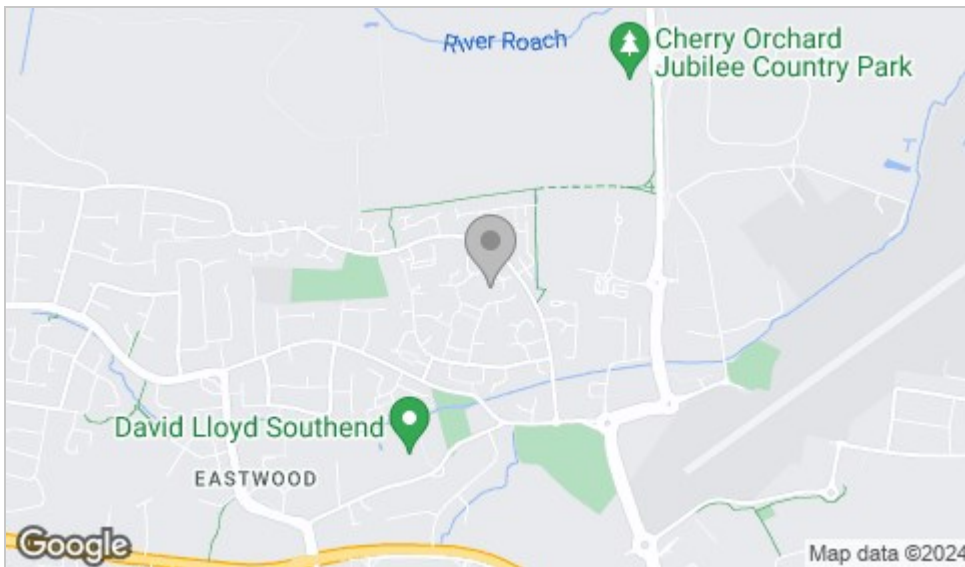




# Floor Plan



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

