



\*\* NO ONWARD CHAIN - GUIDE PRICE £300,000-£325,000 \*\* Bear Estate Agents are proud to bring to the market this aesthetically stunning bungalow, which comprises two double bedrooms, a living room with a feature bay window, kitchen/breakfast room overlooking the private rear garden. The property is located within a pleasant area, close to Prittlewell station, and the iconic St Mary's church. Southend city centre is also in walking distance as well as bus routes.

- Striking Bungalow
- Living Room With Bay Window
- Modern Bathroom/w.c
- Great Size Rear Garden
- Easy Access To The City Centre
- Two Superior Double Bedrooms
- Kitchen/Diner
- Double Glazed
- Close to Prittlewell Station
- No Onward Chain

## St. Benets Road

Southend-on-Sea

**£300,000**

Price Guide





# St. Benets Road



The accommodation comprises of a entrance hallway, two superior double bedrooms, living with feature bay window, dual aspect kitchen/diner overlooking the garden, bathroom/w.c.

Further benefits include double glazed windows, gas central heating via a combination boiler, and a rear garden that is some 50 x 35ft in length.

St Benets Road is within the stones throw of Prittlewell railway station serving Londons Liverpool Street railway line, Southend City airport, schools and city centre is all within easy reach.

## **Entrance Hallway**

13'6 x 3'6

Upvc obscure double glazed front door leading into the entrance hall, coving to ceiling edge, insert downlighters, radiator, doors to:

## **Bedroom One**

13'0 x 12'5

Coving to smooth ceiling, double glazed window to the front aspect, T.v and telephone points, double radiator.

## **Bedroom Two**

10'6 x 10'3

Coving to smooth ceiling, double glazed window to the rear aspect, double radiator, TV point.

## **Living Room**

15'2 x 12'10

Coving to smooth ceiling, large double glazed window to the front aspect, double radiator, T.v point.

## **Dual Aspect Kitchen/Diner**

12'10 x 11'2

Coving to smooth ceiling multiple inset downlighters, double glazed windows to the side aspect, double french doors leading onto and overlooking the rear garden, wall mounted combination boiler, tiling to floor, The kitchen comprises a range of base and level wood units with complemented rolled edge surfaces, sink unit, four ring extractor hob with extractor fan above, oven, space for utility appliances, tiling to wall, space for a American style fridge/freezer, double radiator.

## **Bathroom/w.c**

7'2 x 6'5

Coving to smooth ceilings, extractor fan, obscured double glazed, tiles to floor and walls, white suite comprises a w.c, sink unit, with mixer tap and storage cupboard, panelled bath with a mixer tap and shower attachments, chrome heated towel rail, storage cupboard.

## **Rear Garden**

50 x 35

The garden comprises a hardstanding patio area, the remainder is generously laid to lawn and fencing to all boundaries. Side access.

## **Front**

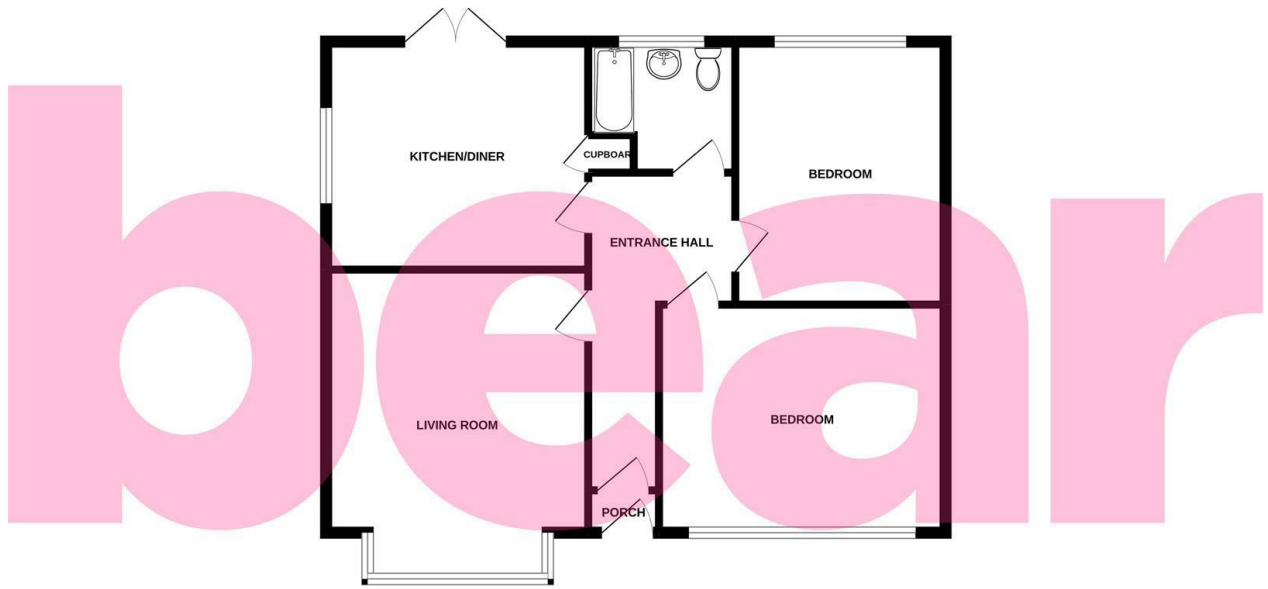
Feature Quarry style tiled pathway provides access to the bungalow. The remainder is laid to hardstanding with a shrub border.





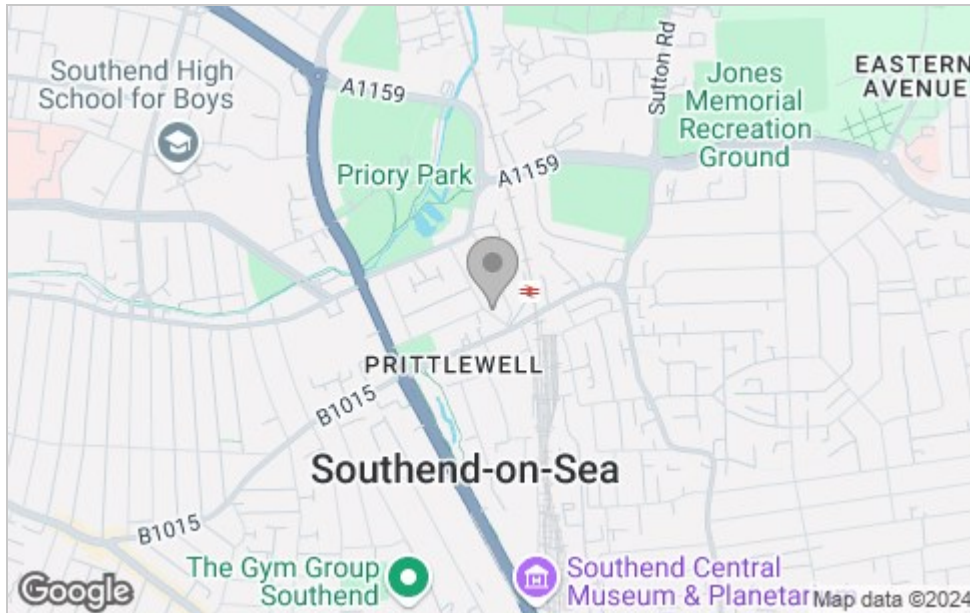
## Floor Plan

GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
HARVEY KALLES (UK) LTD

## 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.

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## Energy Efficiency Graph

