



**Pelham Road**  
Southend-on-Sea

**£495,000**



Bear Estate Agents are excited to bring this wonderful three bedroom semi-detached house positioned on the favoured Wick Estate, located off of the iconic Southchurch Boulevard to provide access to a fantastic selection of amenities and travel links to the market. Benefitting from off-street parking, a large garage, a well presented garden and huge potential to extend (STPP).

- Sizeable and characterful three bedroom semi-detached house
- Off-street parking for multiple vehicles
- Large garage
- Fantastic potential to extend (STPP) and a Partially Boarded Loft
- Large lounge/diner
- Good sized kitchen and additional utility
- Four Piece Bathroom and a Ground Floor WC
- Large rear garden with patio entertaining area
- Favourable Wick Estate location
- Close to excellent schools and travel links



# Pelham Road



Rarely do homes in this sought after location come to market. Benefitting from excellent sized accommodation throughout is this characterful three bedroom semi-detached house. The property is perfectly positioned on a quiet residential road, which still offers convenient access to a wealth of amenities and travel links. The nearby Southend East Train Station offers direct access into London Fenchurch Street on the favoured c2c line, whilst the seafront is also within easy reach. The nearby Southchurch Park presents picturesque open spaces and an all-year-round cafe. Excellent Junior Schools and sought after Grammar Schools are close to the property, with Southend City Centre also being easily accessible. Southchurch Boulevard which runs adjacent to the property provides bus connections to surrounding towns.

Internally the property is spacious and has been presented in good internal condition throughout. Accessed via a secure entrance porch and large and welcoming hallway, the ground floor living accommodation comes in the form of a bay-fronted lounge that spans 19' in length. Double doors open into a large dining room which provides access to the rear garden. A good sized kitchen, large utility room, a garage with plumbing for a washing machine and a ground floor WC conclude the ground floor accommodation. Stairs to the first floor lead to two large double bedrooms, a dual-aspect third bedroom and a huge four-piece bathroom which has access to a partially boarded loft. The landing also boasts a large feature window to flood the space with natural light. Externally the property excels with off-street parking for multiple vehicles and a large rear garden complete with a sizeable patio entertaining area. The property has

retained a great deal of character, yet still offers the option to extend (STPP). An internal viewing comes highly recommended.

## **Entrance Hallway**

### **Lounge**

19'3 (max) x 12'7

### **Dining Room**

15'8 x 10'7

### **Kitchen**

14'3 x 7'3

### **Utility Room**

11'6 x 9'5 (max)

### **Garage**

19'4 x 8'5 (max)

### **WC**

3'6 x 3'5

## **Stairs to first floor**

### **Hallway**

### **Bedroom One**

14'6 x 11'10

### **Bedroom Two**

11'6 x 10'6

### **Bedroom Three**

9'9 x 6'6

### **Four Piece Bathroom**

11'3 x 7'4

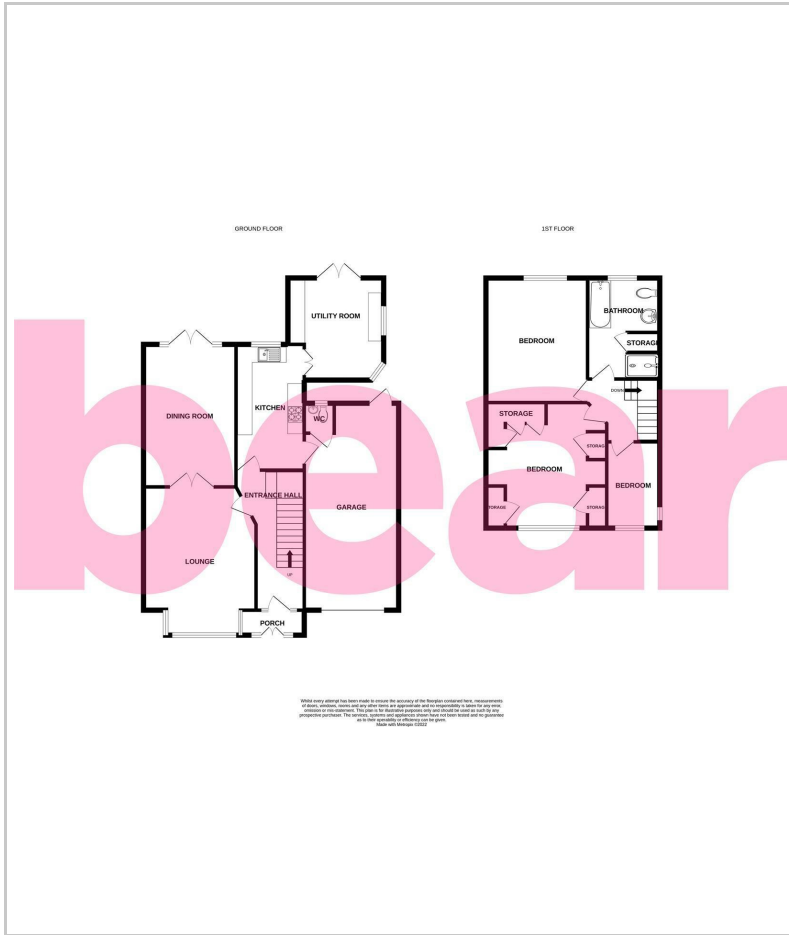
## **Large Rear Garden**

## **Off-Street Parking**

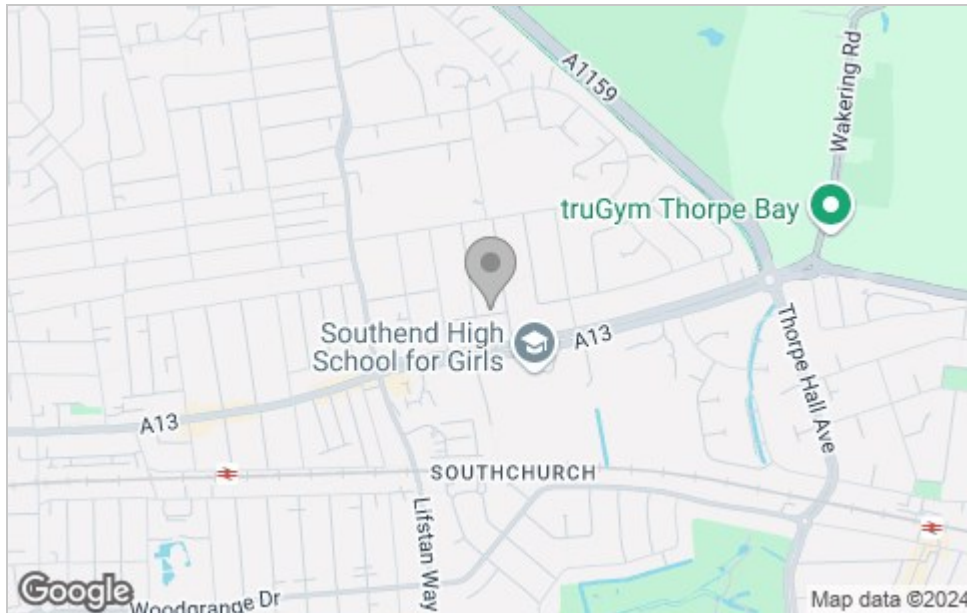
# Southend-on-Sea



## 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

