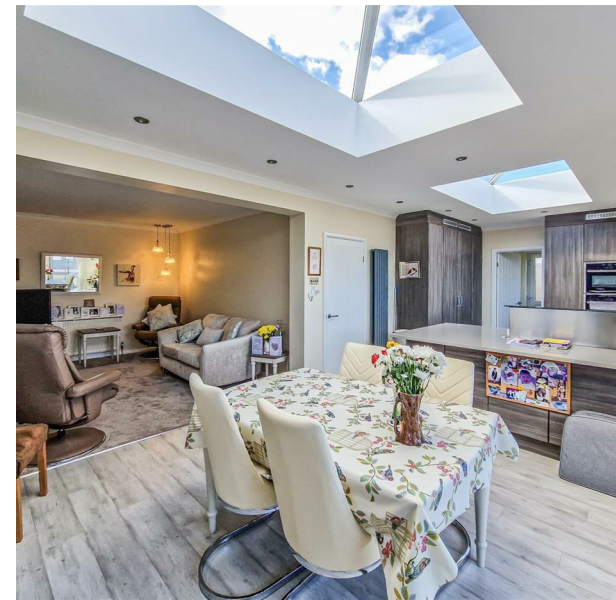


60 Arlington Road, Southend-on-Sea, Essex, SS2 4UW
Offers In The Region Of £580,000

bear
Estate Agents



60 Arlington Road, Southend-on-Sea, Essex, SS2 4UW

Offers In The Region Of £580,000

Council Tax Band: D

Bear Estate Agents are thrilled to welcome to the market this exceptionally well presented semi-detached bungalow offering a spacious lounge, an open plan kitchen/diner, a utility room, WC, three bedrooms with an ensuite to the master bedroom, a versatile bedroom/study, off-street parking, a garage and a large rear garden.

The accommodation presents an entrance hall, a spacious lounge which opens into the modern, open plan kitchen/diner, which has integrated appliances, bi-folding doors and two sky lanterns, a utility room with access to a WC, the master bedroom which has built-in wardrobes and an ensuite shower room, two further bedrooms, a versatile bedroom/study with built-in storage and a three piece bathroom. Further benefits include off-street parking, a garage, a large rear garden with a summerhouse, double glazing and gas central heating.

Arlington Road is a popular residential road in Southchurch close to well-regarded schools, iconic parks, the seafront, popular amenities, bus connections and Southend East Train Station.

Entrance Hall

Lounge

12'9 x 11'9

Kitchen/Diner

25'3 x 11'5

Utility Room

8'9 x 5'3

WC

Bedroom One

13'9 x 11'9

Ensuite

Bedroom Two

12'2 x 11'9

Bedroom Three

8'10 c 8'5

Bedroom Four/Study

8'2 x 7'5

Bathroom

Off-Street Parking

Garage

15'5 x 7'6

Garden

Summerhouse

17'2 x 10'6





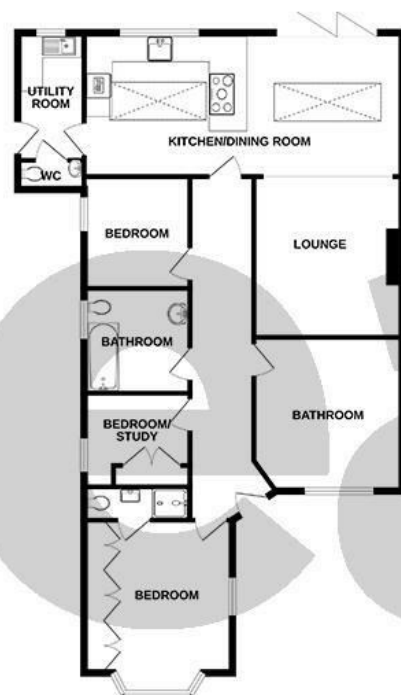


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Estate Agents

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GROUND FLOOR
107.8 sq.m. (1160 sq.ft.) approx.



TOTAL FLOOR AREA: 107.8 sq.m. (1160 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metaphor 0.026

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