



Positioned on the ever-popular Rutland Avenue, just moments from Southend's vibrant seafront, this charming three bedroom semi-detached house offers generous living space, period character and modern comforts, perfect for growing families or those seeking versatile accommodation.

- Spacious Semi-Detached Family Home
- Sizeable Open Plan Dining/Sitting Room
- Two Generous Double Bedrooms and One Single Bedroom
- Extensive 90ft Garden
- Side Access
- Beautiful Bay Fronted Lounge
- Good-Sized Kitchen with a Separate Utility Room
- Four Piece Bathroom and a Ground Floor Shower Room
- Off-Street Parking to the Front
- Double Glazing and Gas Central Heating

## Rutland Avenue

Southend-on-Sea

**£525,000**





# Rutland Avenue



Step inside through a welcoming porch into a spacious entrance hall which leads to a bright, bay-fronted lounge featuring a beautiful feature fireplace, the spacious open plan 'L' shaped dining and sitting room, offering flexible living and entertaining space, as well as an adjoining kitchen leading to a large utility room. A handy ground floor shower room, enhances everyday practicality. Upstairs, you'll find three well-proportioned bedrooms and a larger than average, four-piece family bathroom, offering both a bathtub and separate shower. Outside, the property truly impresses with a sizeable 90ft rear garden, perfect for summer gatherings or outdoor play. There is also off-street parking, side access and the home is mostly well-presented throughout, ready to move into with scope to personalise.

Located in the highly desirable Southchurch area of Southend-on-Sea, this home is perfectly positioned for both convenience and lifestyle. Just a short stroll from the seafront, residents can enjoy scenic coastal walks, beachside leisure, and vibrant cafes. Southchurch Park is moments away, offering expansive green space, formal gardens, a boating lake, and a café. Excellent transport links are close by, with Southend East Train Station providing direct services to London Fenchurch Street, making commuting straightforward. The area is also well-served by local shops, restaurants and schools including Greenways Primary and Southchurch High, ensuring everything you need is within easy reach.

**Three Bedroom Semi-Detached House**

**Porch**

**Entrance Hall**

**Lounge**

17'10 x 12'4

**Dining/Sitting Room**

25'3 x 12'0 x 9'10

**Kitchen**

11'9 x 7'10

**Utility Room**

17'3 x 11'7 x 7'3

**Shower Room**

**Landing**

**Bedroom One**

12'10 x 10'8

**Bedroom Two**

12'0 x 10'1

**Bedroom Three**

8'11 x 6'3

**Bathroom**

10'2 x 7'11 x 6'4

**Garden**

90'0

**Off-Street Parking**

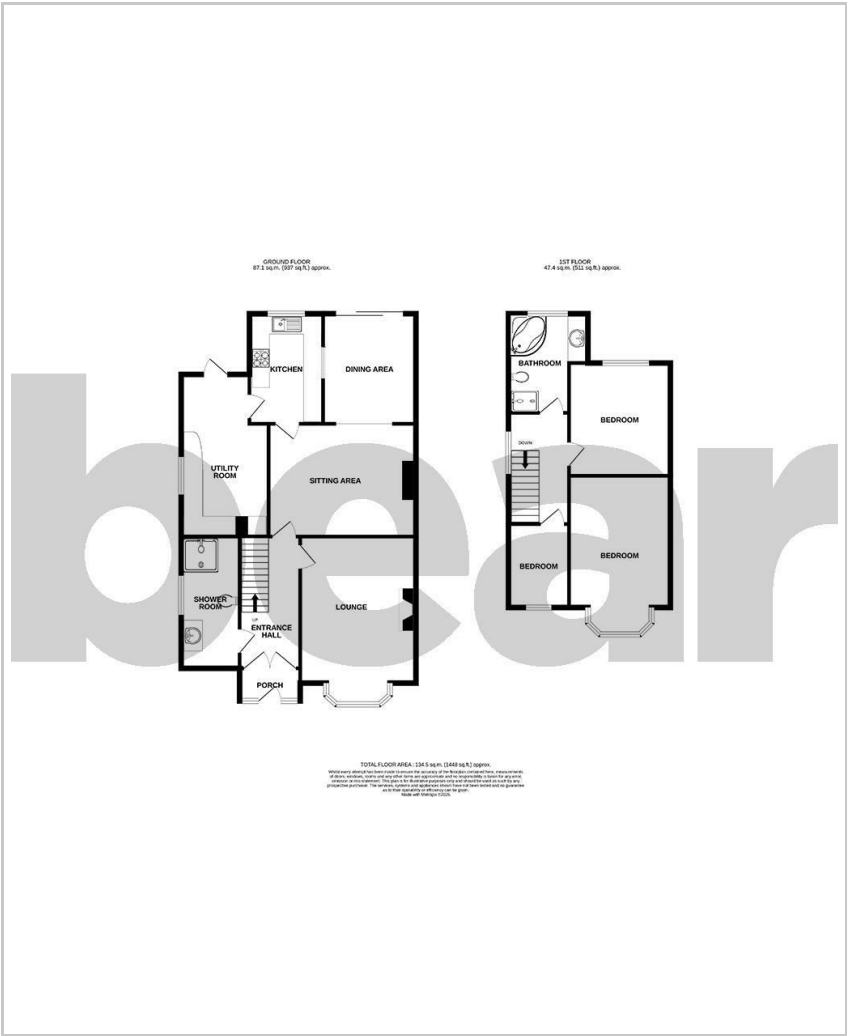
**Side Access**



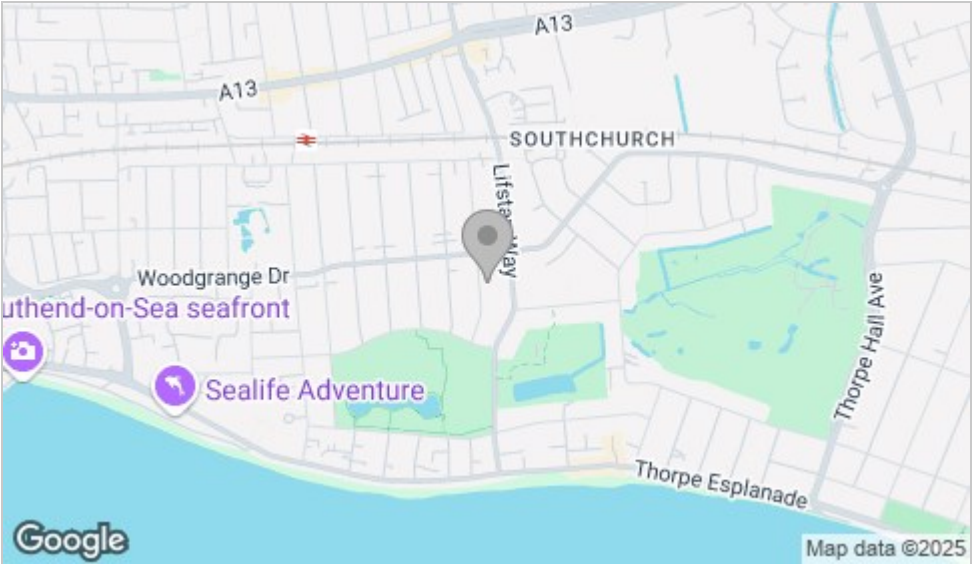




# Floor Plan



# 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

