



* Guide Price - £450,000 - £475,000

* Bear Estate Agents are delighted to present this beautifully presented and character-filled four-bedroom terraced family home. Boasting three reception rooms, a stylish shaker style kitchen, a generous west-facing rear garden with a fully soundproofed log cabin, and off-street parking, this charming home blends period features with modern touches to create an exceptional living space.

- Beautifully Presented Four Bedroom Family Home
- Stylish Shaker-Style Kitchen with Butler Sink and Range Cooker
- Four Piece Family Bathroom with Double-Length Shower
- West Facing Rear Garden with Fully Soundproofed Log Cabin
- Double Glazing and Gas Central Heating
- Three Spacious Reception Rooms
- Utility Room and Ground Floor WC
- Retains Original Period Features with Modern Upgrades
- Off-Street Parking to the Front
- Close to Southend East Station, Amenities and Excellent Schools

Hamstel Road
Southend-on-Sea
£450,000

Price Guide





This spacious and immaculately maintained home has been thoughtfully modernised while retaining many of its original character features. The ground floor welcomes you via a grand entrance hall, leading to three versatile reception rooms including a large bay-fronted lounge, a second reception room ideal as a snug or playroom, and a formal dining room. A stunning shaker-style kitchen is set to the rear and features solid oak worktops, a butler sink, and a range cooker to remain. A separate utility room and a convenient ground floor WC complete the living space. The first floor hosts four well-proportioned bedrooms, including a spacious bay-fronted master. A luxurious four-piece family bathroom includes a freestanding cast iron radiator and a double-length shower enclosure. The home further benefits from gas central heating, double glazing, a beautifully landscaped west-facing rear garden- perfect for outdoor entertaining and a fully soundproofed log cabin with electricity offers-ideal space for a home office, studio, or gym. The front of the property provides off-street parking for multiple vehicles.

Positioned on the sought-after Hamstel Road in Southchurch, the home is ideally located within easy reach of Southchurch Road's shopping facilities and excellent local amenities including Garon Park Golf Complex and Gym. Southend East Train Station is just a short stroll away, offering direct links to London Fenchurch Street, while local bus routes and access to Southend Seafront and City Centre are also nearby. Families will benefit from the property being within catchment for Hamstel Infant and Nursery School, Hamstel Junior School, and Cecil Jones Academy, with Southend High School for Girls also within easy reach.

Four Bedroom Terraced House

Porch

Entrance Hall

Lounge

18'8" x 13'10" x 13'9"

Reception Room

15'8" x 11'3"

Dining Room

11'5" x 8'5"

Kitchen

14'8" x 11'6"

Utility

17'2" x 4'1"

WC

3'11" x 2'3"

Landing

Bedroom One

18'5" x 14'4" x 12'6"

Bedroom Two

15'9" x 9'8"

Bedroom Three

12'2" x 7'0"

Bedroom Four

9'8" x 7'2"

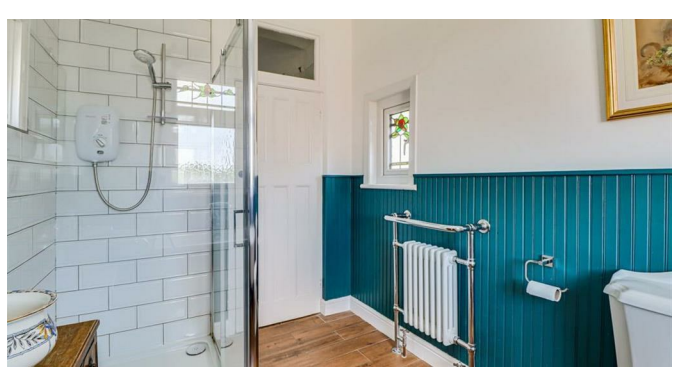
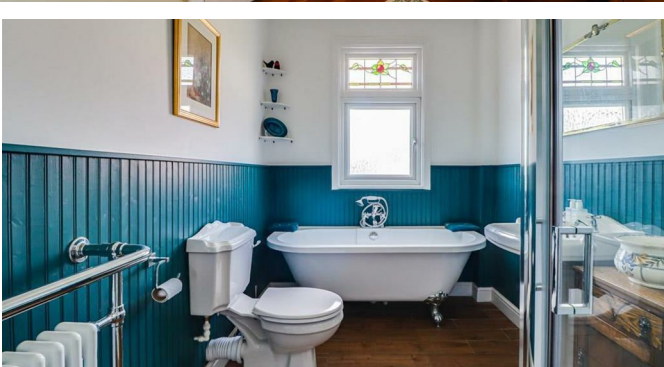
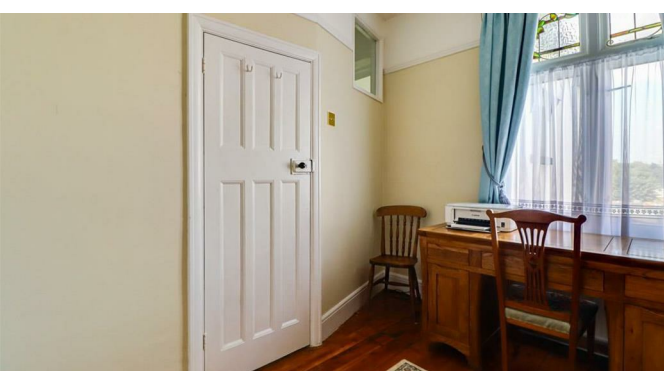
Four Piece Bathroom

11'1" x 6'9"

Off-Street Parking

West Facing Garden

Log Cabin



GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ. FT.
(56.8 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 775 SQ. FT.
(72.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1350 SQ. FT. (127.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility to take for any errors, omissions or misstatements. This plan is for information purposes only and should not be used for any prospective purchase. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A Google Map of Southchurch, showing a residential area with streets like Hamstel Rd, Southchurch Rd, and Southchurch Blvd. A grey location pin is placed on Hamstel Rd. The map includes the Google logo and "Map data ©2025".

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.

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		Current rating: 40	Potential rating: 80
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			