



Proudly positioned on Oban Road in the charming area of Southend-on-Sea, this beautiful character family house is a true gem, presented in excellent condition. With three bedrooms, this home offers ample space for families or those seeking extra room for guests or a home office. The heart of the home is undoubtedly the impressive open plan kitchen diner, which seamlessly opens onto a large west-facing rear garden. This delightful outdoor space features a decking area, perfect for al fresco dining or simply enjoying the sunshine, along with a shed equipped with power and light, providing additional storage or a potential workshop. The stylish three-piece bathroom adds a touch of modern elegance, while the bay-fronted lounge offers a cosy retreat for relaxation. The layout of the property is both practical and inviting, making it ideal for family living. Conveniently located, this property is just a short walk from Southend East Station, ensuring easy access to transport links for commuting or exploring the surrounding areas. Local shops are also within close proximity, providing all the essentials for day-to-day living. This charming house combines character with modern comforts, making it a wonderful place to call home. Whether you are a growing family or simply seeking a peaceful retreat, this property is sure to impress.

- Charming character
- Three bedrooms family home
- Two reception areas
- Open plan fully fitted kitchen diner
- Modern three piece bathroom
- Large West backing rear garden with garden shed with power and light
- Walking distance to Southchurch Park and Seafront
- Doorstep to useful local shops
- Walking distance to Southend East Station
- Motivated seller that's found an end of chain property

## Oban Road

### Southend-on-Sea

### £340,000

Price Guide



# Oban Road



## Frontage

Front garden area with brick wall perimeter and path to:

## Entrance Hallway

Located at the front of the property, a uPVC front door opens into a welcoming entrance hallway. Featuring wood-effect flooring and painted, textured walls, this space includes a fitted radiator and a double-glazed obscured window to the front. Moving through, you'll find a built-in under-stairs storage cupboard, complemented by additional fitted units—ideal for keeping the area neat and clutter-free. From the hallway, doors lead to both the lounge and kitchen diner, while a carpeted staircase provides access to the first floor.

## Lounge

15'10" x 11'3"

Accessed from the hallway, the lounge is a warm and inviting space, illuminated by natural light from the double-glazed bay window to the front elevation. Finished with wood-effect flooring and painted walls, it features elegant touches such as a decorative ceiling rose. A fitted radiator enhances comfort, making this an ideal setting for cosy family evenings.

## Open Plan Kitchen Diner

12'0" x 16'2"

A bright and spacious L-shaped area combining the kitchen and dining space.

## Kitchen Area

This modern kitchen includes both eye-level and base units, housing integrated appliances such as an oven, hob, extractor fan, fridge freezer, and providing plumbing for a washer-dryer and dishwasher. The wood-effect worktops lend a rustic charm, complemented by tiled splashbacks and recessed spotlights. A breakfast bar offers a casual dining option, while a double-glazed window provides views of the rear garden. A uPVC door offers direct garden access.

## Dining Area

Adjacent to the kitchen, the dining area features wood-effect flooring, painted walls, two built-in storage cupboards, and a fitted radiator. A vibrant feature wall and recessed lighting enhance the space, while a rear-facing double-glazed window fills the room with natural light and garden views.

## First Floor Landing

The carpeted staircase leads to a landing with painted, textured walls and access to the bathroom and all three bedrooms.

## Bedroom One

12'0" x 9'8"

The master bedroom offers a calming space with carpet flooring and light-coloured painted walls. A double-glazed front-facing window invites ample light, and a decorative fireplace adds charm and character. A fitted radiator ensures year-round comfort.

## Bedroom Two

12'2" x 9'8"

A generously sized second bedroom with carpet flooring and painted walls in a vibrant colour scheme. A large, rear-facing double-glazed window fills the room with light and offers pleasant views of the garden. Also includes a fitted radiator.

## Bedroom Three

7'10" x 6'4"

Currently used as a home office, this third bedroom offers flexibility for various needs. Finished with carpet flooring and neutral décor, it features a double-glazed front-facing window and a fitted radiator, making it a bright and functional space.

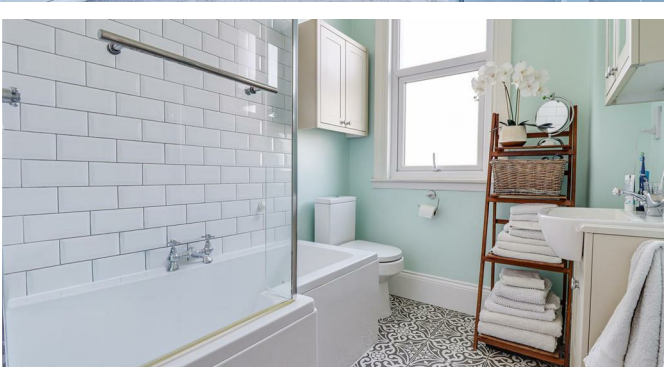
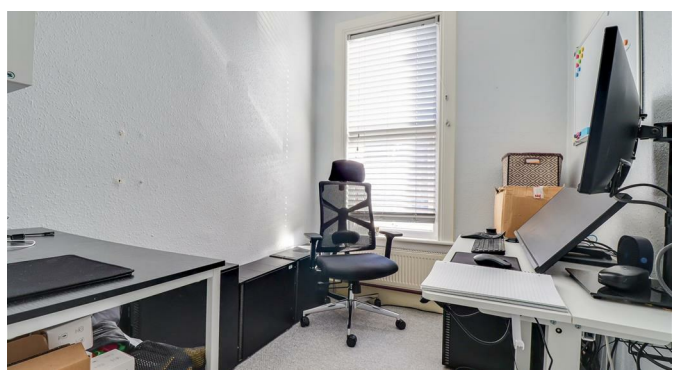
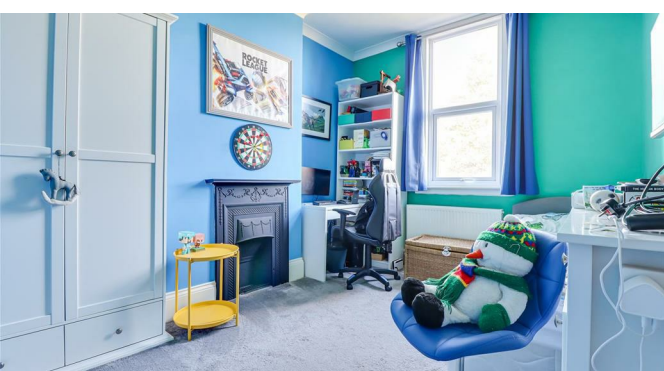
## Three Piece Family Bathroom

7'6" x 6'3"

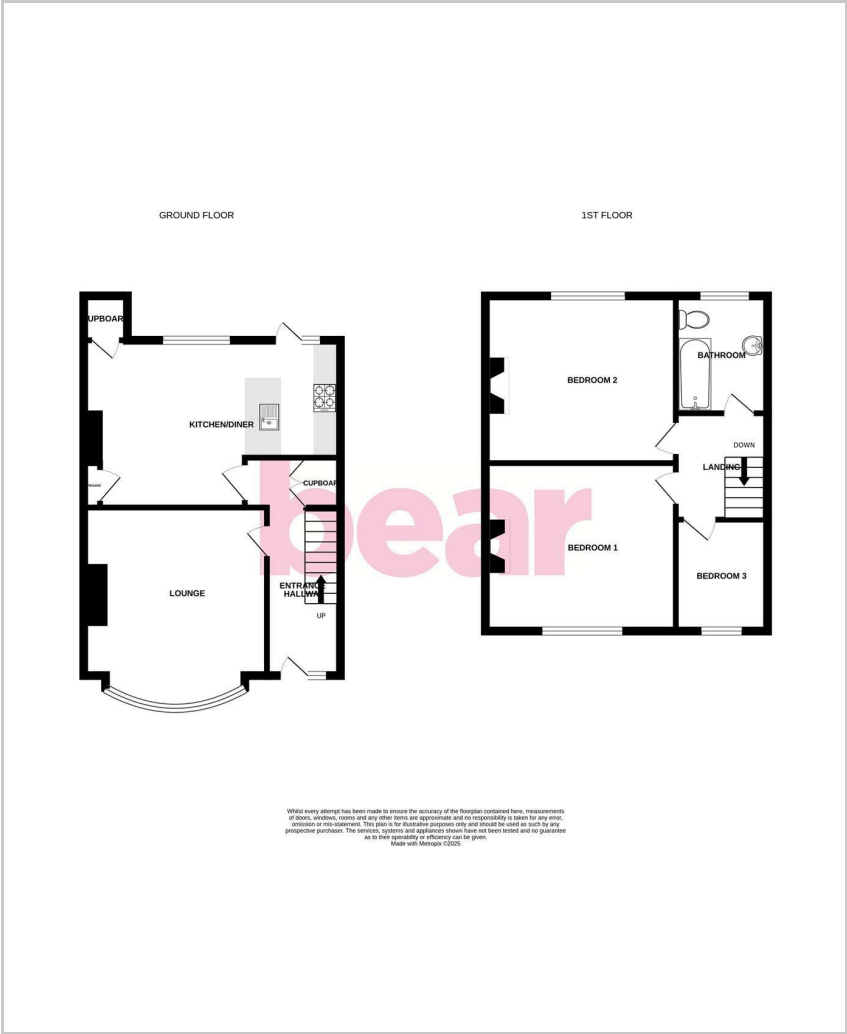
A stylish and well-maintained three-piece suite, featuring a low-level W/C, vanity unit with hand basin, and a P-shaped bath with rainfall shower and screen. The room is finished with tiled flooring, painted walls with tiled splashbacks, a heated towel rail, wall-mounted storage, and a rear-facing obscured double-glazed window.

## West Facing Rear Garden

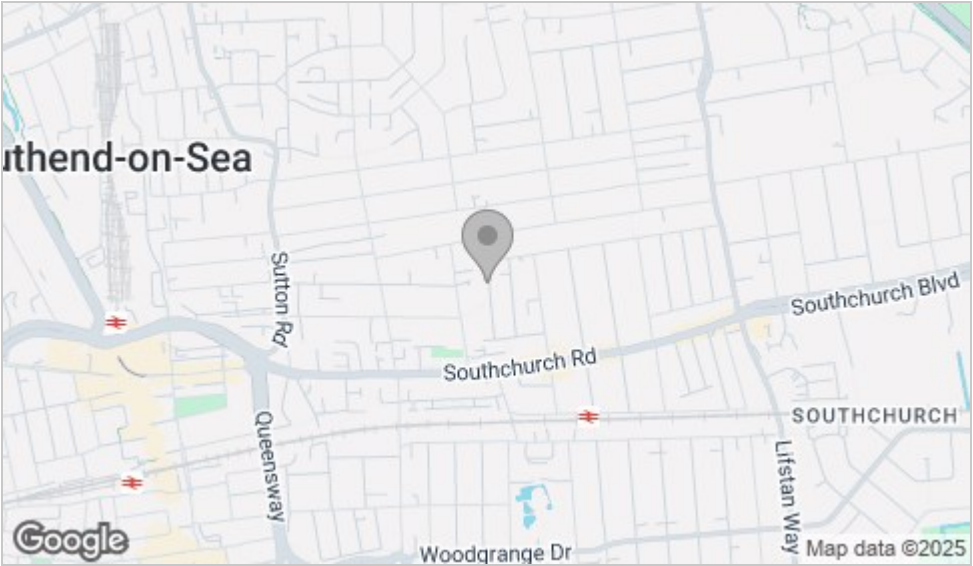
Accessed via the kitchen, the generous westerly-facing garden is mostly laid to lawn and features a decked seating area, a storage shed, and decorative flower beds. Offering a sunny, open atmosphere, this space is ideal for entertaining or simply relaxing outdoors.



# 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

