



\* £365,000 - £395,000 \* Bear Estate Agents are delighted to present this well-maintained two bedroom semi-detached bungalow, ideally situated along the popular Crossfield Road in Southend-on-Sea. Offering bright and versatile accommodation throughout, this charming home features two double bedrooms, a conservatory, a spacious rear garden, and off-street parking, making it ideal for downsizers, small families, or first-time buyers.

## Crossfield Road

Southend-on-Sea

**£365,000**

Price Guide

- Two Bedroom Semi-Detached Bungalow
- Comfortable Lounge Opening to Conservatory
- Modern Integrated Kitchen
- Two Generous Double Bedrooms
- Contemporary Three Piece Shower Room
- Large Laid to Lawn Rear Garden with Side Access
- Off-Street Parking to the Front for up to Four Vehicles
- Externally Insulated, Triple Glazing and Gas Central Heating
- Within Catchment for Temple Sutton Primary and Cecil Jones Academy
- Close to Train Stations, Bus Links, Parks and Amenities



# Crossfield Road



The property welcomes you with a spacious entrance hall leading to a comfortable lounge that opens into a bright conservatory, providing an excellent space for relaxing or entertaining while overlooking the garden. The integrated kitchen offers ample storage and workspace, while there are two generous double bedrooms and a modern three-piece shower room. Further benefits include triple glazing to the front, side and french doors, remain windows are double glazed and there is gas central heating throughout, ensuring comfort and efficiency throughout the year. Externally, the property enjoys a large laid to lawn rear garden, perfect for outdoor entertaining, gardening, or family use, with convenient side access, a summerhouse with power and an Indian sand stone patio. To the front, there is off-street parking, providing easy and secure parking for residents and visitors alike. The property is externally insulated with breathable silicone rendering.

Positioned in a convenient and sought-after location, this home sits within catchment for Temple Sutton Primary School and Cecil Jones Academy, while also being close to bus links, Southend East and Prittlewell Train Stations for direct access into London. A range of local amenities, parks, and leisure facilities are all nearby, making this an excellent location for those seeking a peaceful yet well-connected place to live.

## Two Bedroom Semi-Detached Bungalow

### Entrance Hall

15'7 x 3'5

### Lounge

12'10 x 12'7

### Conservatory

22'5 x 10'4>5'3

### Kitchen

11'5 x 11'3

### Bedroom One

16'9 x 12'4

### Bedroom Two

11'4 x 10'6

### Shower Room

8'3 x 6'5

### Garden

### Summerhouse

24'8 x 9'10

Has power, three double glazed opening windows and two sets of double glazed French doors.

### Side Access

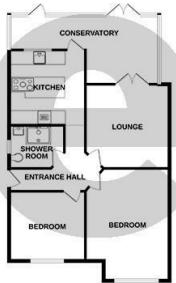
### Off-Street Parking



## Floor Plan

GROUND FLOOR

105.5 sq.m (1135 sq.ft) approx.



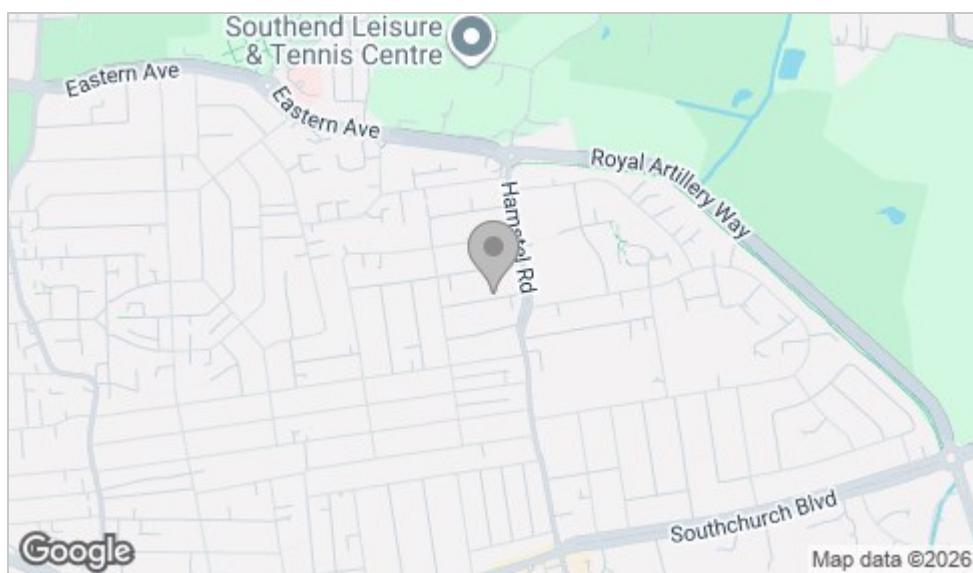
TOTAL FLOOR AREA: 105.5 sq.m (1135 sq.ft) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and should be used as a guide only. The floor plan is for illustrative purposes only and should not be relied upon as a statement of fact.

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## Area Map



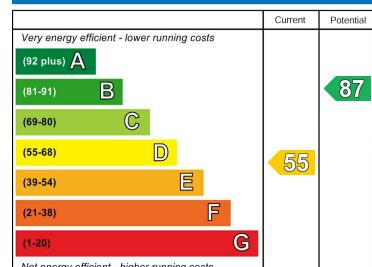
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

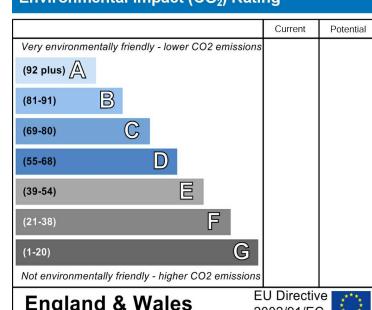
## Energy Efficiency Graph

### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC