



Hamlet Road | | Southend-on-Sea | SS1 1HJ

Price Guide £600,000

**bear**  
*Estate Agents*

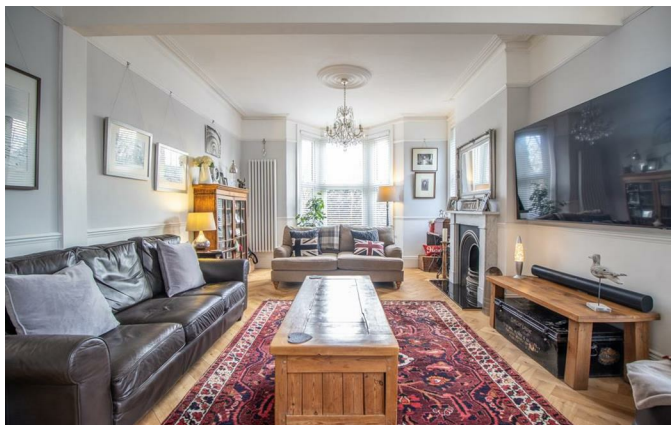
## Hamlet Road | Southend-on-Sea | SS1 1HJ Price Guide £600,000

\* £600,000 - £650,000 \* A secluded haven in a convenient city centre location. Boasting three sizeable double bedrooms, secure, gated off-street parking for multiple vehicles and some of the most stunning interiors the market currently has to offer. Positioned on a sizeable corner plot, within strolling distance of a wealth of travel links and amenities. This delightful character home truly must be viewed to be fully appreciated.

- Stunning and characterful three bedroom family home
- Boasting off-street parking for multiple vehicles
- Stunning 22' kitchen/family room with bi-folding doors to garden
- Beautiful double bay-fronted lounge with dual fireplaces
- Walking distance of travel links into Central London
- Positioned on a sizeable corner plot
- Benefitting from a large wrap-around garden
- Convenient ground-floor utility room and shower room
- Three sizeable bedrooms and stunning family bathroom
- Easy reach of Southend High Street and Seafrost

Step into a world of elegance and tranquillity. Effortlessly blending characterful features with modern day living, is this delightful three double bedroom family home. The property is perfectly positioned on the outskirts of Southend's wonderful conservation area to offer fantastic access to a wealth of travel links and amenities. For commuters, the nearby Southend Central Train Station provides direct access into Central London via London Fenchurch Street. Southend Victoria is also easily accessible and offers access to London Liverpool Street. Southend Bus Station is also within close proximity, connecting the home to local towns. Southend High Street is within easy reach, providing a shopping and entertainment hub with excellent eateries and bars, whilst the delightful Seafrost is also close to the property. The home is within convenient access to a wealth of sought after Grammar Schools and well regarded Primary Schools.

Internally the home has been presented to the very highest of standards throughout. Unoverlooked and gated, the property sits on a sizeable corner plot to offer a large wrap-around garden with gated access to provide off-street parking for multiple vehicles. Internally the home offers a wonderful blend of modern living accommodation, paired with charming character features. The ground-floor offers two generous reception rooms, to include a 26' lounge, additional dining room and a stunning open-plan kitchen/family room with additional utility and shower-room to the rear. Stairs to the first-floor lead to a stunning four-piece family bathroom, alongside three generous double bedrooms. If you're looking for a top of the range home, in a convenient location, this could very well be the home for you.





## Secure Gated Entrance to Property

Secure entrance gate. Tiled pathway leading to main entrance door.

## Grand Entrance Hallway

Victorian style tiled flooring, cast iron radiator, providing access to:

## Dual Aspect Lounge

26'5 (into bay) x 15'10 (into bay) reducing to 13' (8.05m (into bay) x 4.83m (into bay) reducing to 4.)

Dual aspect, doubled bayed lounge, Herringbone engineered oak flooring, dual fireplaces with marble surround, Column radiators x 2. A great deal of character retained including picture rails and ceiling roses.

## Dining Room

13'1 x 9'11 (3.99m x 3.02m )

Engineered oak flooring, window to garden aspect, working cast iron fireplace, cast iron styled radiator, original sizeable storage cupboard with original door.

## Kitchen/Family Room

22'10 x 12'7 (6.96m x 3.84m )

Bi-folding doors, large lantern roof, engineered oak flooring, solid oak work surfaces and breakfast bar. Integrated Smeg oven and microwave, integrated fridge, freezer, dishwasher. Siemens induction hob, porcelain sink. Double storage cupboard, column radiator x 3.

## Utility Area

6'1 x 5'2 (1.85m x 1.57m )

Solid oak work surfaces, composite sink, washing machine & tumble dryer to remain.

## Shower-Room

6 x 4'8 (1.83m x 1.42m )

Double length shower, basin, WC with wood panel surround.

## Stairs to first floor

## First-floor hallway

Original wood flooring, cast iron style radiator, window to garden aspect.

## Family Bathroom

10'1 x 9'11 (3.07m x 3.02m)

Victorian style tiled flooring, freestanding bath, double length rainfall shower, larger basin with additional draw storage, WC with wood panel surround, touch control light up mirror, freestanding valve controlled cast iron radiator, wooden shelving, sizeable storage cupboard with original door.

## Dual Aspect Master Bedroom

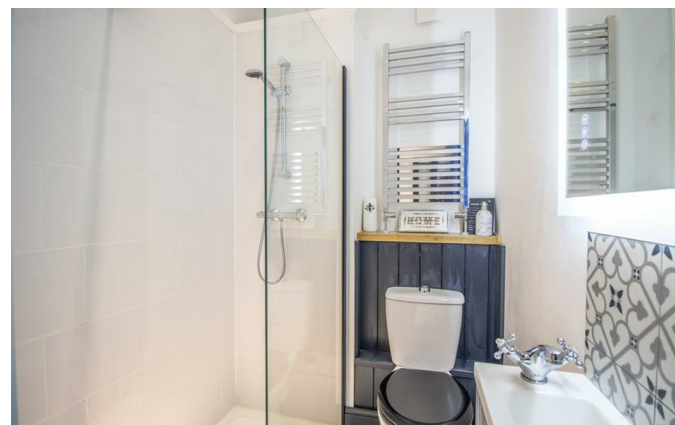
13'3 x 12'2 (4.04m x 3.71m )

Dual aspect bedroom, cast iron radiator and original wood flooring.

## Bedroom Two

11'8 x 10'11 (3.56m x 3.33m )

Original wood flooring, intergraded cupboard with original door, under window cast iron radiator.



## Bedroom Three

13'5 x 7'10 (4.09m x 2.39m )

Dual aspect., Original wood flooring, cast iron radiator.

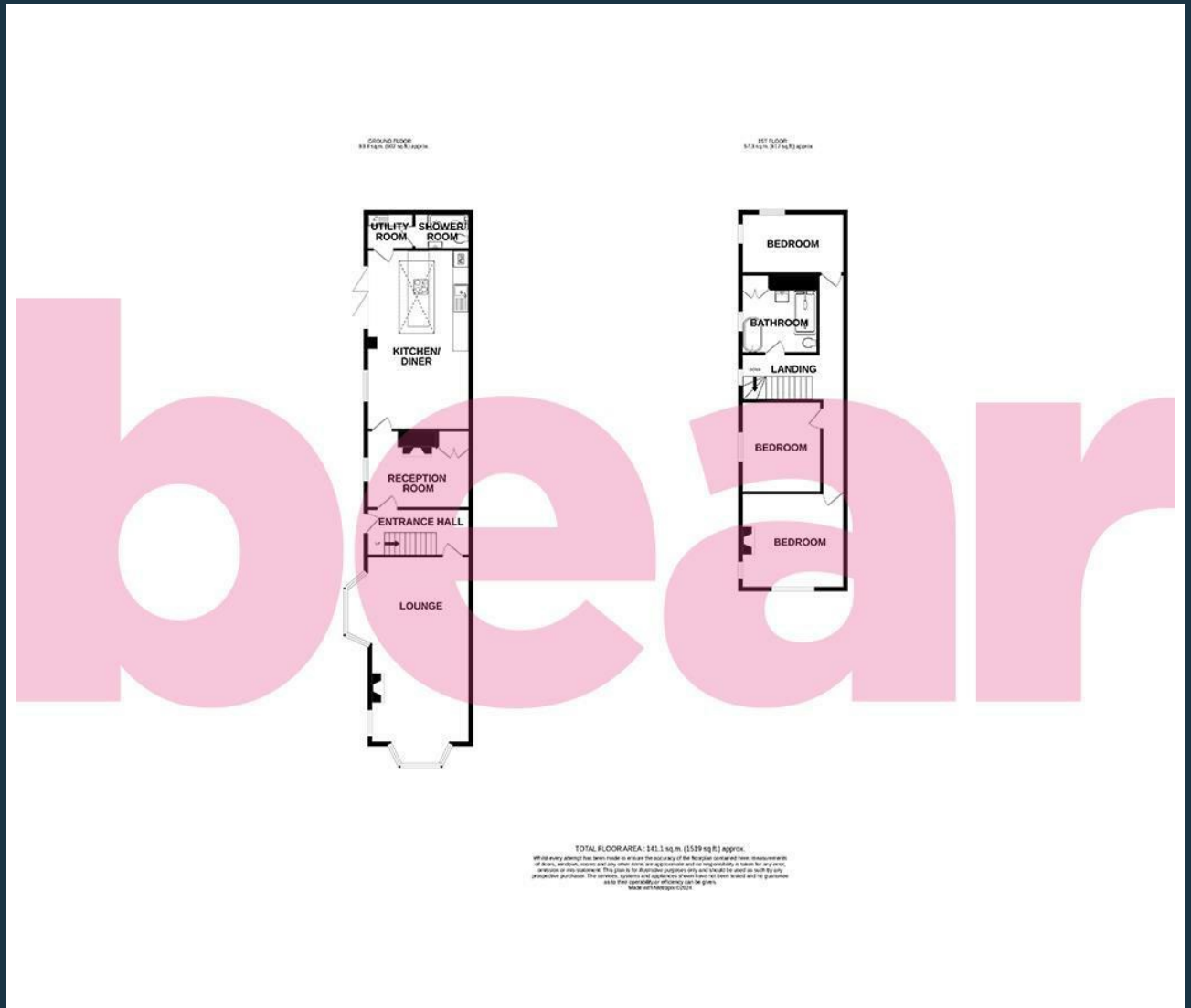
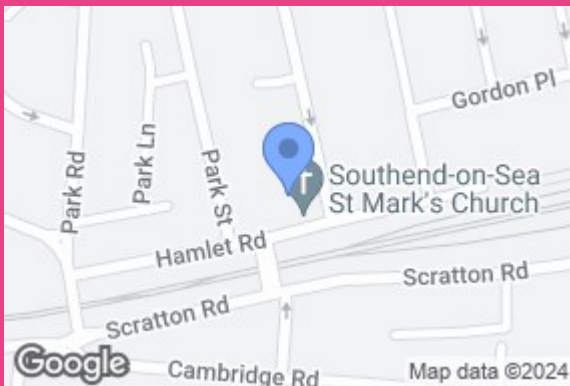
## Wrap Around Garden

Secluded, providing a delightful decking area accessed via the kitchen/family room, remainder laid to lawn with mature shrubbery.

## Gated Off-Street Parking

For multiple vehicles, alongside a convenient storage shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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