

4 Bedroom Terraced House For Sale - **£421,000**

**Sandringham Road Southend-On-Sea SS1 2UG**



## KEY FEATURES

- Popular Southchurch Park Location
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Minutes from Shops and Amenities
- A Short Walk from Southend East Train Station, Parks & Seafront
- Within a Popular School Catchment Area
- Two Reception Rooms
- Impressive Rear Garden

## Description

Charmingly Endearing, Four Bedroom Family Home! Overflowing with original features, this property is located in the highly sought Queens Estates, just minutes from amenities such as Southend East Train Station, numerous parks and the seafront. Whilst in a popular school catchment area, this property is enviable for its of good sized bedrooms, two downstairs reception areas as well as an impressive rear garden. With a little love, this property could be the perfect family home for you! Call us today to book your viewing!

## Accommodation

### Entrance Hallway

Accessed via a uPVC front door, you are welcomed into the entrance hallway of the property. Finished with wooden flooring and painted walls, this space features under the stairs storage cupboards as well as a decorative picture rail paired with a decorative dado rail. Benefiting from a fitted radiator with a radiator cover, there are doors that lead to the kitchen, lounge and dining area.

### Lounge 16' 3" x 13' 0" (4.95m x 3.96m)

Accessed via the entrance hallway, there is a bright and open lounge space. Finished with wooden flooring and painted walls, this space boasts a large, double glazed bay window towards the front elevation of the property which welcomes plentiful natural light. Featuring an exquisite, brick built fireplace with an ornate wooden surround, this room benefits from a decorative picture rail as well as a fitted radiator.

### Dining Room 13' 11" x 10' 4" (4.24m x 3.15m)

Accessed via the entrance hallway, there is a bright dining room. Currently in use as an additional reception room, this space features a brick built fireplace. Finished with wooden flooring and painted walls, this space benefits from a fitted radiator as well as french doors that lead out into the garden. Complete with a decorative picture rail.

### Kitchen 10' 7" x 8' 8" (3.22m x 2.64m)

Accessed via the entrance hallway, there is a kitchen area. Comprised of both eye level and low level units, this space houses amenities such as an inset oven, hob and extractor fan as well as a duel basin sink. With plumbing access for a washing machine, this space has wood effect worktops as well as colourful tiled splashback. Finished with wood effect flooring and painted walls, this space benefits from a fitted radiator with radiator cover as well as a uPVC, double glazed door that leads into the rear garden. Towards the rear elevation of the space, there is a door that opens into a modest pantry, fitted with shelving units for additional storage.

### First Floor Landing

Accessed via the rising staircase located in the entrance hallway, you are guided to the first floor landing. Finished with wooden flooring, a decorative dado rail and painted walls, there are doors leading to the bedrooms and bathroom.

### Bedroom One 16' 7" x 12' 5" (5.05m x 3.78m)

Accessed via the first floor landing, there is the master bedroom. Boasting a large double glazed bay window to the front elevation of the property, this bedroom has plentiful natural light. Finished with wooden flooring, a decorative picture rail and painted walls, this space benefits from a fitted radiator.

### Bedroom Two 13' 10" x 8' 3" (4.21m x 2.51m)

Accessed via the first floor landing, there is a secondary bedroom. Finished with carpet flooring, a decorative picture rail and painted walls, this space has the added benefits of a fitted radiator, fitted storage units, wall mounted shelf units and a double glazed window towards the rear elevation of the property.

### Bedroom Three 10' 6" x 10' 6" (3.20m x 3.20m)

Accessed via the first floor landing, there is a third double bedroom. Finished with wood flooring and painted walls, this space benefits from a built in storage cupboard, a fitted radiator, a picture rail and a double glazed window towards the rear elevation of the property.

### Bedroom Four 9' 9" x 10' 4" (2.97m x 3.15m)

Accessed via the first floor landing, there is a fourth bedroom. Finished with carpet flooring and painted walls, this space has the added benefits of a built in storage cupboard, a fitted radiator, a picture rail and a double glazed window towards the front elevation of the property.

### Family Bathroom 9' 0" x 6' 10" (2.74m x 2.08m)

Towards the rear elevation of the first floor, there is a family bathroom. Comprised of a paneled bath, a pedestal sink and a low level W/C, this room has the added benefits of multiple fitted storage units, a double glazed obscure window as well as a fitted radiator. Finished with splashback wall tiling and wooden flooring.

### Rear Garden 60' 0" x 24' 0" (18.27m x 7.31m)

There is a thriving rear garden that is accessed via both the French doors from the dining room as well as a rear door from the kitchen. Mainly laid to lawn, there is an area of stone patio that makes a suitable outdoor seating area. Approximate Measurements.

### Agents Note

In 2013 there was an insurance claim made against the property due to overgrown vegetation. This issue was resolved with no further problems. Full details are available at Belle Vue.







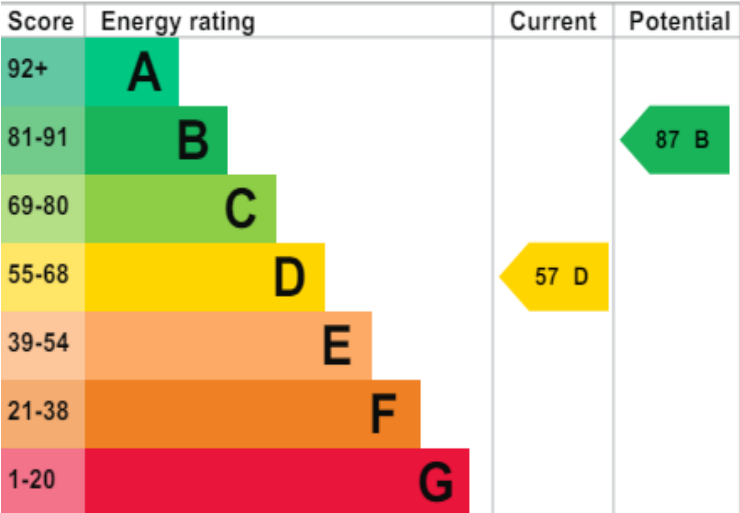


Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Graph & Additional Information



Tax Band for this property is: **D**  
EPC rating for this property is: **D**  
Tenure of the property is: **Freehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.