

3 Bedroom Semi Detached House For Sale - **£395,000**

Westbury Road Southend-On-Sea SS2 4DP



KEY FEATURES

- Three Bedrooms
- Modern Four Piece Bathroom
- Additional Downstairs W/C
- Off Street Parking
- Modern Extension to the Rear
- Additional Entertainment Room to the Rear
- No Onward Chain
- Gas Central Heating and Double Glazing Throughout
- Local to Schools, Southend City Center and Popular Travel Routes
- Viewings are Available Now

Description

Fantastically Modern Family Home! Offering immaculately presented accommodation, we are happy to welcome this three bedroom, semi detached house to the sales market! Envious for its extension that allows for a stunning kitchen, this property offers an abundance of benefits such as an additional entertainment room with bar within the east facing rear garden whilst also boasting two generously sized reception areas, a downstairs W/C and a four piece bathroom. Within a sought after location, this property is only a short drive from Southend City Center as well as Southend Victoria Train station all whilst in a popular school catchment zone! Early viewing is advised to truly appreciate this property. No onward chain.

Accommodation

Entrance Hallway

Via a uPVC front door, you are welcomed into the entrance hallway. Finished with wood effect flooring and wallpapered walls, this space benefits from a fitted radiator as well as a double glazed, obscure window towards the front elevation of the property which allows for privacy whilst indulging in plentiful natural light. With a rising staircase leading to the first floor, this space features under the stairs storage cupboards, with further doors leading to the ground floor W/C and lounge.

Ground Floor W/C 2' 9" x 6' 4" (0.84m x 1.93m)

Accessed via the entrance hallway, there is a ground floor W/C. Comprised of a sink paired with a vanity unit as well as a low level W/C, this space has a modern finish with tiled flooring as well as partially tiled walls. With a neutral color scheme, additional benefits include a wall mounted extractor, a coved ceiling, a fitted radiator as well as a wall mounted mirror.

Lounge 16' 8" x 10' 11" (5.08m x 3.32m)

Accessed via the entrance hallway, there is an open plan lounge area. Finished with wood effect flooring and painted walls, this space has a wallpapered feature wall as well as additional decorative touches such as a coved ceiling, a ceiling rose and a picture rail. Complete with a fitted radiator as well as a large double glazed bay window towards the front elevation of the property, this space has plentiful natural light that flows throughout the lounge and continues into the dining room.

Dining Room 12' 3" x 16' 6" (3.73m x 5.03m)

Accessed via the lounge, there is a dining area. Finished with wood effect flooring and wallpapered walls, this space continues the warm neutral decoration with its coved ceiling and ceiling rose. With a decorative fire place featuring an ornate surround, this space is the perfect space to host friends and family alike. With a fitted radiator, there are uPVC doors lead to the kitchen.

Kitchen 11' 4" x 15' 1" (3.45m x 4.59m)

Continuing from the dining room, there is a modern kitchen. Taking advantage of a generous extension, this space is

designed for contemporary living with its assortment of high level and low level units that house integrated amenities such as an integrated oven and sink. Finished with splashback wall tiling surrounding the worktops, this space is enviable for its tasteful touches such as a sky light, a double glazed window towards the rear elevation of the property which is paired with a set of uPVC double glazed doors that lead out into the garden.

First Floor Landing

From the rising stairs, you are guided to the first floor landing. Finished with carpet flooring and wallpapered walls, this space boasts a window towards the side elevation which allows for plentiful natural light. There are doors leading to the bathroom and bedrooms.

Bedroom One 16' 2" x 10' 3" (4.92m x 3.12m)

Accessed via the first floor landing, there is the master bedroom. Complete with carpet flooring and wallpapered walls, this space boasts a large double glazed bay window towards the front elevation of the property which allows for plentiful natural light.

Bedroom Two 12' 4" x 10' 2" (3.76m x 3.10m)

Accessed via the first floor landing, there is a secondary bedroom. Finished with carpet flooring and wallpapered walls, this space is complete with a double glazed window towards the rear elevation of the property as well as a fitted radiator.

Bedroom Three 7' 1" x 5' 11" (2.16m x 1.80m)

Accessed via the first floor landing, there is the third bedroom. Finished with carpet flooring and wallpapered walls, this space is complete with a double glazed window towards the front elevation which allows for plentiful natural light as well as a fitted radiator.

Bathroom 9' 2" x 5' 11" (2.79m x 1.80m)

Accessed via the first floor landing, there is a bathroom. Complete with a modern finish, this space is comprised of a corner shower, a paneled bath, a low level W/C and a hand wash basin. With additional benefits such as a heated towel rail, this space has an obscured double glazed window towards the rear elevation. Finished with tiled effect flooring, splashback wall tiling and recessed spot lighting.

Entertainment Room 9' 2" x 14' 6" (2.79m x 4.42m)

The envy of children and adults alike, this versatile entertainment space is located at the rear of the garden. With wood effect flooring, wallpapered walls and fitted bar, this space is complete with dual aspect double glazed windows which allow for plentiful natural light.

Rear Garden 43' 1" x 18' 11" (13.12m x 5.76m)

Accessed via the kitchen, you are welcomed into the east facing rear garden. Stepping out onto the stylish modern patio, there is a seating area that is perfect for hosting friends and family alike. With a large section of the garden laid to lawn, there are flowerbeds with a stone boarder which provides a vibrant atmosphere. Towards the rear of the garden, there is a secondary, decked seating area which houses a built in storage shed as well as allows for access to the entertainment room.

Off Street Parking

Towards the front elevation of the property, there is a portion of paved driveway that allows parking for one vehicle.







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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**
 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.