

3 Bedroom Semi Detached House For Sale - **£440,000**

**Park Lane Southend-On-Sea SS1 2SL**



## KEY FEATURES

- Three Bedrooms
- Converted Loft Room
- Ample Garage Space
- Annex Accommodation
- Stunning Rear Garden
- Ample of Off Street Parking
- Open Plan Kitchen Diner with Utility Space
- Local to Parks, Shops and Popular Transport Links
- Within a Popular School Catchment Area
- Available Now For Viewings

## Description

Extensively Extended & Charmingly Presented, Three Bedroom Semi Detached Home! Envious for its open plan kitchen diner with doors leading to the lounge, this property is the perfect home to host friends and family alike. Not only does this property offer three bedrooms, it also offers a converted loft room as well as an annex in the rear garden, making sure that this home provides all the space you need! With a stunning West backing rear garden, a good sized garage as well as ample off street parking, early viewing is advised to truly appreciate this family home. Call Belle Vue today to book your viewing!

## Accommodation

### **Porch** 5' 8" x 5' 2" (1.73m x 1.57m)

Accessed via a wooden door, you are welcomed into the bright porch area. With windows on both aspects, this space is finished with tiled flooring with a few steps leading to the front door.

### **Entrance Hallway**

Accessed via the porch, you are welcomed into the entrance hallway via a uPVC front door. Exquisitely decorated with wood paneling on the walls and ceiling, this space is finished with wood effect flooring as well as boasting the added benefit of a fitted radiator. With a rising staircase leading to the first floor, there is a downstairs W/C fitted beneath the staircase. There are doors leading to the lounge and kitchen diner.

### **Downstairs W/C** 2' 5" x 4' 0" (0.74m x 1.22m)

Accessed via a wooden door, there is a fitted, two piece downstairs W/C. Comprised of a low level W/C and a wall mounted sink, this space benefits from recessed spot lighting as well as a wall mounted mirror and towel rail. Finished with tiled flooring and painted walls.

### **Lounge** 11' 4" x 16' 6" (3.45m x 5.03m)

Accessed via the entrance hallway, there is a good sized family lounge. Finished with wood effect flooring and painted walls, this space benefits from a fitted radiator as well as featuring a decorative picture rail, a fitted fireplace with an ornate surround as well as French doors leading into the kitchen diner. With a large bay window to the front elevation of the property, this room overflows with natural light.

### **Kitchen** 7' 4" x 8' 2" (2.23m x 2.49m)

Open plan with the dining room and utility area, there is a fitted kitchen. Complete with both eye level and low level units, this area houses amenities such as an integrated oven, a hob paired with an extractor fan as well as a dual basin sink. With an additional built in wine rack, this space is finished with recessed spot lighting, wooden tile effect flooring as well as marble effect splashback.

### **Dining Room**

Open plan with the kitchen and utility area, there is a bright dining area. Finished with wood effect flooring, painted walls and a coved ceiling, this space features a fitted radiator as well as French doors that allow access to the lounge. This

open design makes this space the perfect place to play host to friends and family alike.

### **Utility Area** 18' 7" x 6' 10" (5.66m x 2.08m)

Open plan with the kitchen and dining room, there is a utility area towards the rear elevation of the property. As an added extension to the original property, this extra space allows plumbing access for various amenities such as a washing machine, a drier and a dishwasher. Stretching across the width of the property, this space boasts two windows to the rear as well as double doors that lead out into the garden, providing ample natural light into this open space. Finished with tiled flooring and painted walls.

### **First Floor Landing**

At the top of the rising staircase, you are guided to the first floor landing. Finished with carpet flooring and painted walls, there are doors leading to the bedrooms, bathroom, W/C as well as a second rising staircase that leads up to the loft conversion.

### **Bedroom One** 10' 6" x 16' 6" (3.20m x 5.03m)

Accessed via the first floor landing, there is the master bedroom. Finished with carpet flooring, painted walls, a decorative picture rail and a coved ceiling, this space boasts built in storage units as well as a fitted radiator. Featuring a large bay window towards the front elevation of the property, this space overflows with natural light.

### **Bedroom Two** 8' 8" x 11' 8" (2.64m x 3.55m)

Accessed via the first floor landing, there is a second double bedroom. Finished with wood effect flooring and painted walls, this space boasts the added benefit of built in storage units, a fitted radiator as well as a window towards the rear elevation of the property, allowing plentiful natural light.

### **Bedroom Three** 6' 2" x 8' 0" (1.88m x 2.44m)

Accessed via the first floor landing, there is a third bedroom. With a bi-folding door, there is a step up onto the wood effect flooring. Finished with painted walls, this space benefits from a fitted radiator as well as a window towards the front elevation of the property.

### **Converted Loft Room** 17' 1" x 10' 8" (5.20m x 3.25m)

Accessed via a rising staircase, you enter the converted loft room. This space benefits from storage units built into the eaves as well as four velux windows that allow plenty of natural light in.

### **Annex**

Connected to the garage and located in the rear garden, there is an annex comprised of three rooms. Entering the annex, there is a storage space benefiting from kitchen worktops as well as a fitted sink. Via a wooden door, there is a low level W/C. Accessed via a wooden door with a glass panel, there is an additional office space that is currently in use as a bedroom. With floor to ceiling windows, this space is overflowing in light as well as boasting stunning views of the rear garden.

### **Off Street Parking**

Towards the front elevation of the property, there is a bloc paved driveway allowing ample off street parking for 3/4 vehicles,



**Garage 16' 6" x 39' 11" (5.03m x 12.16m)**  
APPROXIMATE MEASUREMENTS. Adjacent to the property, there is a garage. Accessed via double wooden doors from the front drive and a further door to the side elevation. This space provides ample storage space as well as an additional area to store a vehicle.

**West Backing Garden 55' 0" x 40' 0" (16.75m x 12.18m)**  
APPROXIMATE MEASUREMENTS. Accessed via the utility area, there is a thriving rear garden. With decking space stretched along the width of the property, this space provides an outdoor seating area, whilst having additional stone paths leading to the garage. Alongside the side elevation of the rear garden, there are a series of connected outhouses that provide additional storage space. With the garden mainly laid to lawn, this outdoor space boasts a selection of flora as well as offers plenty of garden space for a relaxing retreat.











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		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tax Band for this property is: **D**  
EPC rating for this property is: **E**  
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.