



A VERY RARE OPPORTUNITY TO OWN A FULLY DETACHED 1930'S QUALITY BUILT HOME WITH HIGH CEILINGS AND LARGE WINDOWS in a pretty location within Southend, boasting three great bedrooms.

This unique property is within a traditional treelined setting. To the front, the house enjoys open views onto the church green and to the rear it is open blue skys as far as the eye can see with just bungalow roof tops as a backdrop.

Inside, the home there are two bathrooms, ideal for the morning rush. The master bedroom is a true highlight, providing access to a large balcony via double doors that overlooks the rear. This outdoor space is perfect for enjoying the evening sun or simply relaxing in a tranquil setting.

This home has a priceless feature, it has a wonderful welcome feeling that can only be experienced by an internal viewing.

## St. Lukes Road

Southend-on-Sea

**£450,000**

Offers Over

- PERIOD DETACHED FAMILY HOME
- THREE WELL BALNCED BEDROOMS (NO TINY BOX ROOMS)
- BEAUTIFUL GALLIERIED LANDING
- LONG REAR GADREN WITH LARGE DECK AREAS
- NEW 'HIGH EFFECIENCY' COMBI BOILER ( Month)
- DRIVEWAY FOR TWO VEHICLES PLUS ONE IN GARAGE
- MAIN BATHROOM AND DOWNSTAIRS SHOWERROOM
- MASTER BEDROOM WITH REAR BALCONY (with a holiday feel)
- DOUBLE GLAZING
- CLOSE TO PRITTLEWELL STATION (ANGLIA LINE) SLIGHTLY FURTHER TO SOUTHEND C2C





# St. Lukes Road



## Frontage

Independent concrete driveway with parking for two vehicles, side access, access to the garage.

## Porch

Lighting, tile effect flooring, windows into the lounge, solid wooden door with toughened obscure glazing into:

## Hallway

Radiator, understairs storage, french polished feature wood floors, restored feature stained glass window at the top of the stairs, galleried feature stair case, doors to the living room and kitchen breakfast room.

## Living Room

13'6" max x 18'1

Large double glazed bay window to the front, with a further double glazed window to the front aspect, central fireplace, two radiators, telephone points, power points, space for storage, space for a dining room table (if necessary), double glazed window onto the side courtyard, open hatch looking through the kitchen diner.

## Kitchen

12'6 x 10

Newly fitted kitchen. Smooth ceiling with inset spotlights and feature 'John Lewis' Eddison bulbs, newly fitted ideal combination boiler, obscured double glazed windows to the side, with a further clear double glazed window to the side, space for all your white goods, wood effect flooring throughout, four ring induction hob, tiled splashback, space for a large dining room table or breakfast table.

## Downstairs Shower Room

10'

High ceilings, extractor fan, double glazed window to the rear, radiator, tiled flooring, built in toilet, large built in shower with feature tiled surrounds

## Galleried Landing

Radiator, doors to bedrooms and main bathroom, loft access, high ceiling, central ceiling lights, beautiful original incased stained glass window to the rear aspect.

## Master Bedroom

12'6 x 10

Coving to ceiling edge, two radiators, floor to ceiling built in storage cupboard, triple storage provided, new carpets, plenty of powerpoints, stunning set of double glazed doors onto the rear balcony overlooking the large garden and view.

## Bedroom Two

12'1 x 11' max

Central ceiling spotlights, powerpoints, radiator, further radiator to the bay window, large bay window with extra feature side window, double glazed windows to the side, providing a very bright and airy bedroom.

## Bedroom Three

9'8 x 8' ( great size for a 3rd bedroom)

Spotlights to the center, radiator, potential for build in storage, double glazed windows to the front aspect, newly fitted carpet throughout.

## Main Bathroom

Central ceiling spotlights, obscured double glazed windows to the side, paneled bath with handheld shower attachment, pedestal sink with built in storage above, WC, wood effect flooring throughout, radiator, large floor to ceiling built in storage cupboard.

## Rear Garden

Large rear decking with steps down leading to a lawn, further decking space to the rear, large wooden shed to remain, balcony above, side access back to the front drive, external water.

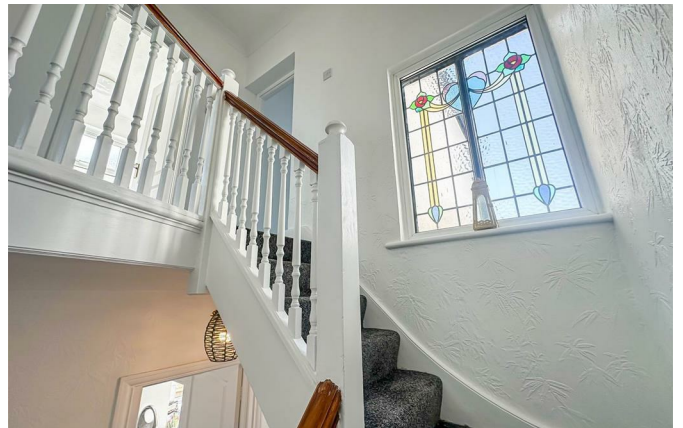
## Garage

17'4 x 8'8

Accessed by an up and over door, door leading into the garden, inbuilt lighting, potential for storage, powerpoints.

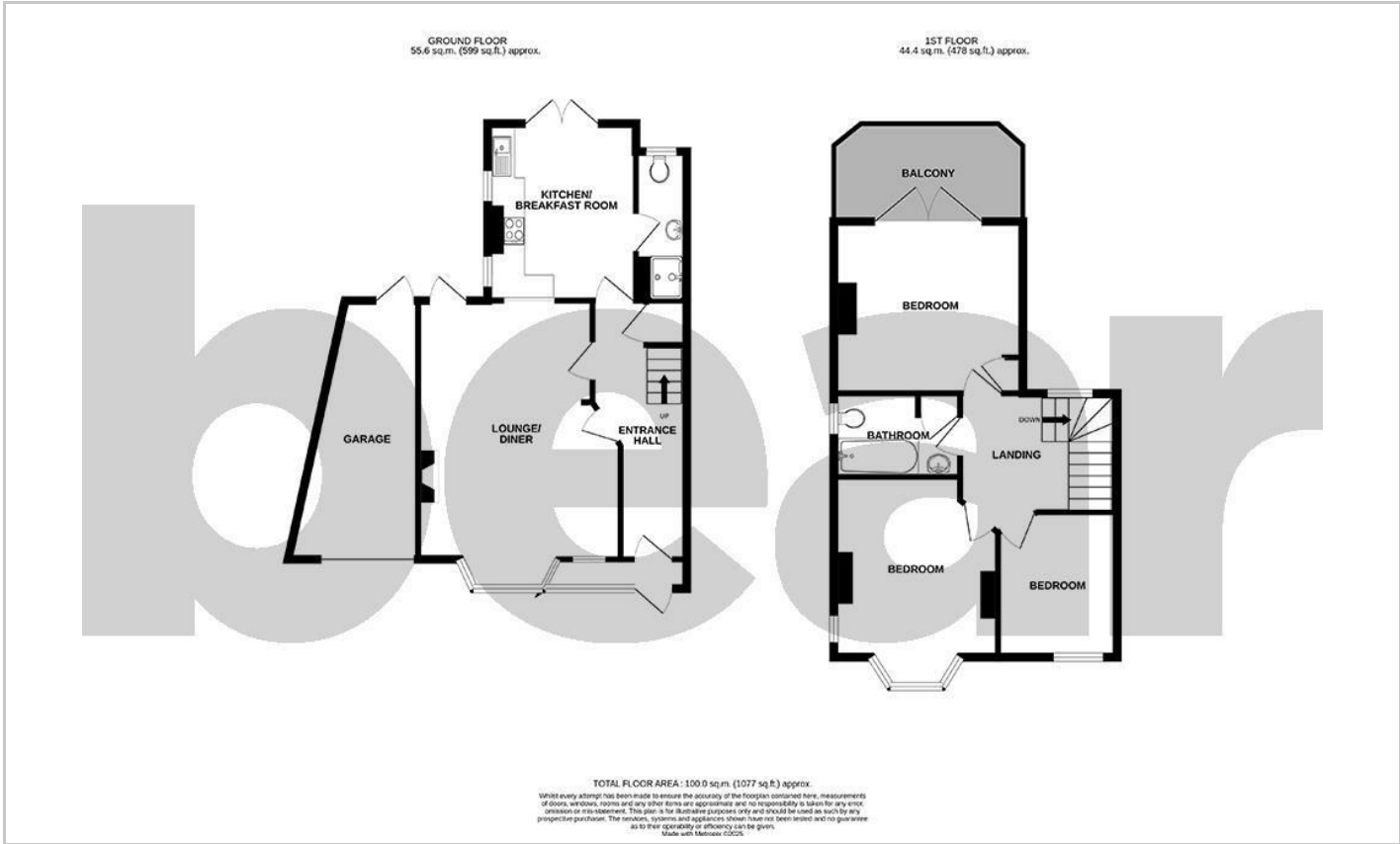
## Notes

All the gutters have been replaced. Finest hardwearing door future to internal doors plus high quality

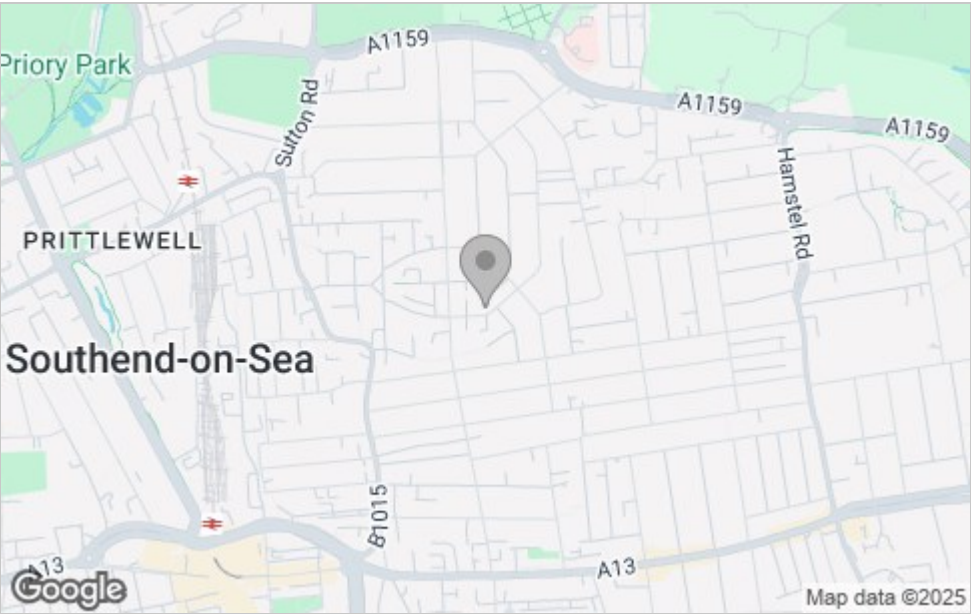




Floor Plan



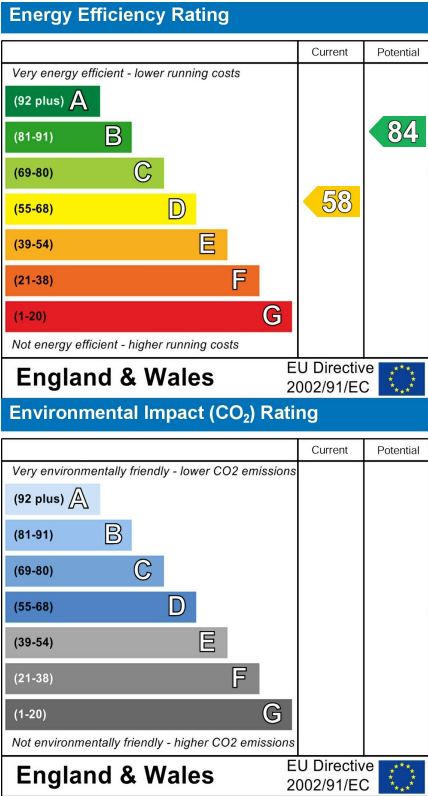
Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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