

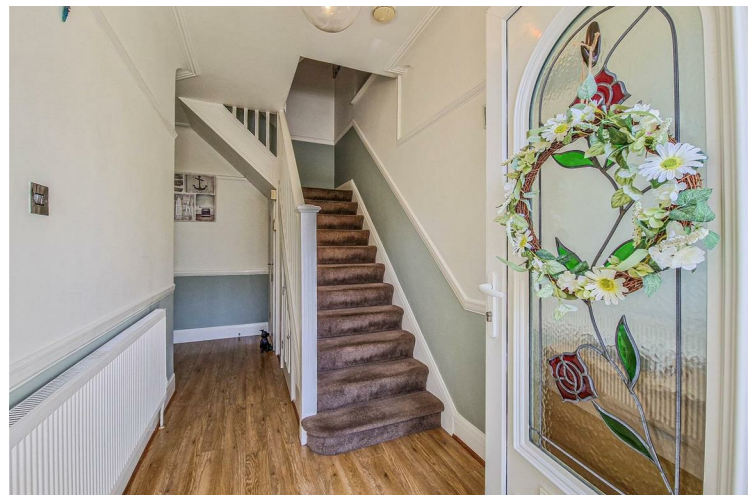


## BRUNSWICK ROAD SOUTHEND-ON-SEA

**GUIDE PRICE £585,000**  
**FREEHOLD**

**\*\* A COMPLETELY DECEPTIVE PROPERTY OFFERS FIVE TRUE DOUBLE BEDROOMS ALONG WITH JUST UNDER 2000 SQ FEET OF LIVING SPACES - PERFECT FOR COMMUTERS AND WITHIN A SHORT DISTANCE OF THE ICONIC SOUTHCHURCH PARK & SEAFRONT - GUIDE PRICE £585,000-£600,000 \*\***

RP&C Estate Agents are delighted to bring to the market this extended and cleverly altered family residence comprising five double bedrooms, multiple reception areas and a large 75 ft west facing garden. An internal viewing comes highly recommended to appreciate all this home has to offer.





The accommodation comprises - A spacious entrance hallway, living room, open plan kitchen/diner and laundry room plus wonderful rear living room extension with a vaulted ceiling. To the first floor there are four well proportioned double bedrooms bedrooms and a family bathroom/w.c. To the second floor there is the grand principal bedroom with a modern en suite bathroom/w.c.

Further benefits include: double glazed windows throughout, gas central heating, a large west facing garden measuring some 75 feet in length and independent driveway with parking for two/three cars.

Brunswick Road is a sought after residential location within easy access of Southend East railway station serving London's Fenchurch Street line. The property also lies within the Greenways school catchment and is within moments of quality local shops and schools and the seafront. Southchurch Park is also close by.

### Storm Porch

Double glazed lead light front door with double glazed window to front leads to:

### Entrance Hallway

14'10 x 6'0 max

Smooth ceiling. Stairs to first floor with cupboard under housing electric and gas meters. Radiator. Quality wood effect laminate flooring. Doors to:

### Lounge

16'8 x 13'1

Smooth ceiling with decorative coving to ceiling edge. Double glazed bay window to front with stained glass top openers. Radiator. Quality wood effect laminate flooring.

### Open Plan Kitchen/Diner

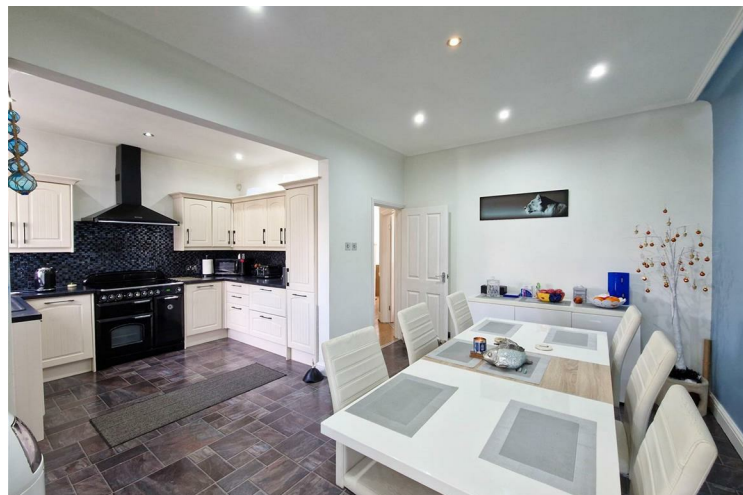
19'6 x 13'8 reducing to 10'6

Smooth ceiling with inset downlighters. Double glazed window to rear overlooking garden. The kitchen comprises a range of base and wall level units complimented with roll edge work surfaces with inset double bowl sink unit with mixer tap. Integrated dishwasher. Rangemaster oven to remain with ducted extractor hood over. Fridge/freezer to remain. Contemporary radiator. Laminate tile effect flooring. Open access onto:

### Laundry Room

7'0 x 6'2

Double glazed door to leading onto garden. Fitted storage



cupboard. Wall mounted boiler. Feature American style fridge/freezer to remain. Space for further appliances. Laminate tile effect flooring.

### **L-Shaped Feature Rear Lounge**

21'0 x 13'0 reducing 11'8

Double glazed windows to three sides overlooking garden. Matching French doors leading onto the garden. Laminate tile effect flooring. Two radiators. Stunning vaulted ceiling.

### **First Floor Landing**

16'0 x 10'10 max

Smooth ceiling. Radiator. Stairs to second floor. Doors to:

### **Bedroom Two**

16'7 x 12'5

Smooth ceiling with coving to ceiling edge. Double glazed bay window to front with stained glass top openers and views across this pretty tree lined road. Floor to ceiling sliding door wardrobes with ample hanging and shelving space to remain. Laminate wood effect flooring.

### **Bedroom Three**

13'10 x 9'5

Smooth ceiling with coving to ceiling edge. Double glazed window to rear aspect overlooking the garden. Radiator.

Floor to ceiling sliding door wardrobes with ample hanging and shelving space to remain. Laminate wood effect flooring.

### **Bedroom Four**

10'9 x 10'7

Smooth ceiling with coving to ceiling edge. Double glazed window to rear aspect overlooking the garden. Radiator. Floor to ceiling sliding door wardrobes with ample hanging and shelving space to remain. Laminate wood effect flooring.

### **Bedroom Five**

10'5 x 9'10

Smooth ceiling with coving to ceiling edge. Double glazed oriel window to front aspect again with pretty views across this tree lined road. Radiator. Laminate wood effect flooring.

### **Family Bathroom/w.c**

9'0 x 7'0

Smooth ceiling with inset downlighters. Double glazed obscure window to the rear aspect. The modern white suite comprises a whirlpool bath with power shower and splash screen, low level w.c, and sink unit with mixer tap and vanity unit with cupboard under. Radiator. Tiling to walls. Extractor fan. Laminate tile effect flooring.





## Second Floor Landing

Access to:

### Grand Principal Bedroom

17'1 x 15'9

Smooth ceiling with inset downlighters (some restricted head height). Double glazed ceiling windows to front and rear aspect.

Radiator. Two eaves cupboards. Door to:

### En Suite Bathroom/w.c

6'10 x 5'0

Double glazed obscure ceiling window to rear aspect. The modern white suite comprises a small panelled bath, low level dual flush w.c, and sink unit with mixer tap and vanity unit under. Chrome heated towel rail. Attractive tiling to walls.

Extractor fan. Laminate tile effect flooring.

## Large West Facing Garden

This meticulously kept garden measures some 75 feet and commences with a paved patio area. The rest is mainly laid to lawn with shrubs, plants and flowers to borders. Quality fencing to boundaries. Two raised decking areas with timber shed. Courtesy lights. Water tap. Outside power points Side gate to leading to the front of the property.

## Front

To the front of the property there is a block paved drive providing parking for approximately three vehicles.







## Additional Information

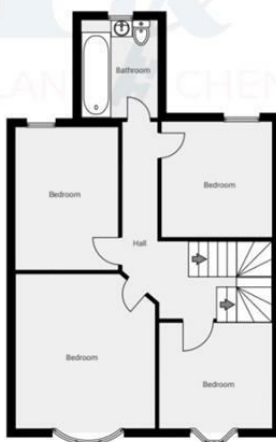
Local Authority	-	Southend	Floor Area	-	1900.00 sq ft
Council Tax	-	Band D	Tenure	-	Freehold
Viewings	-	By			
Appointment Only					



▼ Ground Floor



▼ 1st Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

**RP & C.**  
RICKY, PLANT & CHEN-PORTER