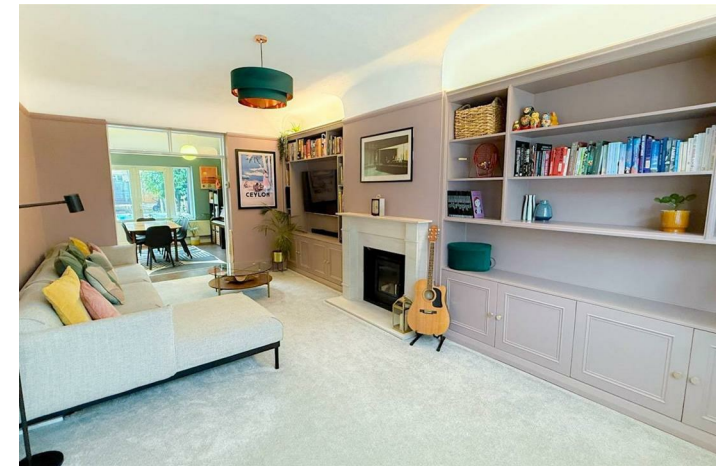
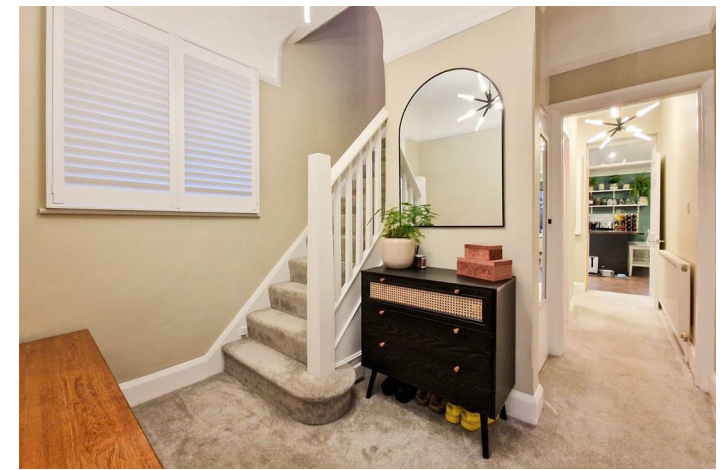




## EDITH ROAD

SOUTHEND-ON-SEA, SS2 6JU

**£500,000**  
**FREEHOLD**

BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, BENEFITTING FROM SUBSTANTIALLY EXTENDED LIVING ACCOMMODATION. BOASTING STYLISH INTERIORS, OFF-STREET PARKING AND A WONDERFUL LOCATION CLOSE TO HIGH PERFORMANCE GRAMMAR SCHOOLS, FANTASTIC AMENITIES AND CONVENIENT TRAVEL LINKS.

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

# EDITH ROAD

- Sizeable four bedroom semi-detached family home
- Extended ground-floor accommodation to offer stunning kitchen/diner
- Convenient ground-floor WC and additional utility room
- Ample off-street parking to front
- Well proportioned yet low maintenance rear garden
- Fantastic second floor extension to offer master bedroom with ample storage and private bathroom
- Stylish first floor family bathroom and additional en-suite to master bedroom
- Extremely well regarded location close to amenities
- Within easy reach of high performance grammar schools
- Close proximity of Prittlewell train station for direct access into Central London



Nestled in a quiet yet exceptionally convenient location, this extended four-bedroom semi-detached family home offers a perfect blend of style, space, and practicality. Beautifully presented throughout, the property has been thoughtfully extended to both the ground and second floors, creating a versatile and modern living environment ideal for family life.

Upon entering, you are greeted by a welcoming entrance hallway leading to a spacious lounge/dining area, perfect for both relaxation and entertaining. To the rear, a stunning kitchen/breakfast room spans the full width of the property, boasting contemporary fittings and direct access to the low-maintenance yet generously sized rear garden. The ground floor is further complemented by a convenient WC and a separate utility area.

The first floor offers three well-proportioned bedrooms served by a stylish family bathroom, while the impressive second-floor principal suite provides a true retreat — complete with bespoke fitted storage and a luxurious private shower room.

Externally, the property benefits from off-street parking for multiple vehicles and a neatly landscaped rear garden designed for easy upkeep.

Perfectly positioned close to a wealth of amenities, the home is within easy reach of the picturesque

Priory Park, highly regarded grammar and local schools, shops, and everyday conveniences. Commuters will appreciate the proximity to Prittlewell train station, offering direct access into London Liverpool Street, alongside excellent bus connections and convenient access to the A127.

This superb family home seamlessly combines comfort, quality, and convenience — a must-see for those seeking a spacious and stylish property in a sought-after location.

## Four bedroom semi-detached house

### Entrance hallway

### Lounge/diner

### Kitchen/breakfast room

### Ground floor WC

### Utility room

### Stairs to first floor

### Family bathroom

### Bedroom two

### Bedroom three

### Bedroom four

### Stairs to second floor

### Master bedroom

### Second floor shower room

### Off-street parking

Low maintenance rear garden

## EDITH ROAD





## EDITH ROAD

### ADDITIONAL INFORMATION

**Local Authority** – Southend

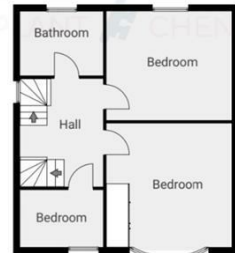
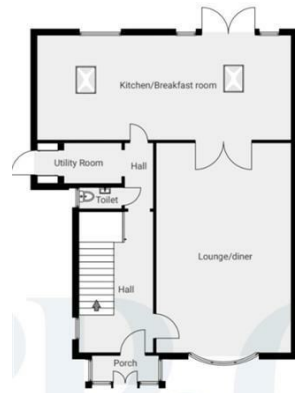
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





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

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