

MARLBOROUGH ROAD

SOUTHEND-ON-SEA, SS1 2UA

PRICE GUIDE £440,000
FREEHOLD

**** £440,000 - £460,000 **** MOMENTS FROM THE ICONIC SOUTHCHURCH PARK & SEAFRONT - AN EXTENDED FAMILY HOME WITH THREE GENEROUS SIZE BEDROOMS OFFERS A WEALTH OF EXTENSION POTENTIAL (stpp) IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA **

RP&C.
RICKY, PLANT & CHEN-PORTER

MARLBOROUGH ROAD

- Striking character home on a pretty tree lined road
- Three generous size bedrooms with fitted wardrobes
- Inviting entrance hallway
- Lounge with feature bay window
- Open plan kitchen/diner
- Utility room with guest w.c adjacent
- Bathroom & separate w.c
- 80ft rear garden & potential for parking to the front and a garage
- Close to major c2c rail links & Southchurch Park
- Thorpe Greenways School catchment - No onward chain



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RP&C Estate Agents are delighted to present, with no onward chain, this charming and aesthetically pleasing three-bedroom semi-detached home, enviably positioned just a stone's throw from the iconic Southchurch Park and moments from the seafront. The property opens with an inviting entrance hallway leading to a bright and spacious lounge featuring an attractive bay window to the front. To the rear, a superb open-plan kitchen/dining space provides an ideal family and entertaining hub, further complemented by a practical utility room and ground-floor WC.

Upstairs, the accommodation comprises two generous double bedrooms and a well-proportioned third bedroom, together with a family bathroom and separate WC. The home is fully double-glazed and benefits from gas central heating. Externally, the property boasts a substantial rear garden extending approximately 80ft, along with a garage. The frontage offers shared access to the garage and a hard-standing area with clear potential to create a private driveway if desired. Offering excellent scope to extend (subject to the usual planning consents),

this well-located home sits within the sought-after Thorpe Greenways Infant and Junior School catchment and enjoys excellent access to major C2C rail links serving London Fenchurch Street.

We strongly urge interested applicants to arrange an early viewing to avoid disappointment.

Entrance Porch

Entrance Hallway

Lounge

Kitchen/Diner

Utility Room

Guest w.c

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

The hot water tank is placed here.

Separate w.c

Mature Garden

The garden measures some 80ft in length.

Front

A shared driveway provides access to the garage. The remainder is laid to hardstanding and can be converted to a driveway if desired.

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ADDITIONAL INFORMATION

Local Authority – Southend

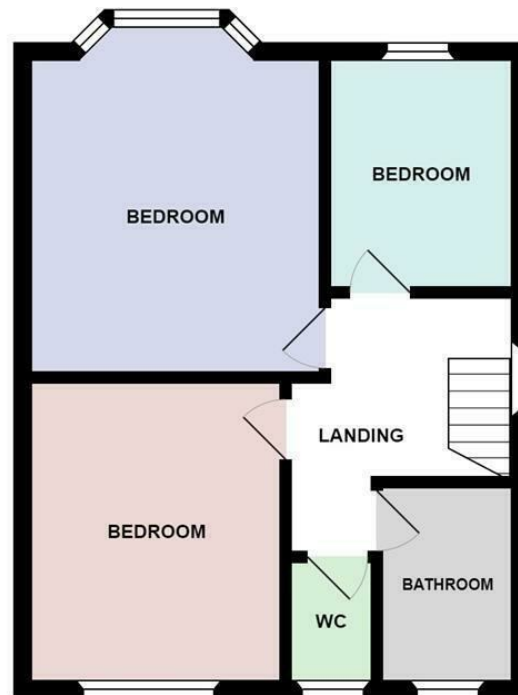
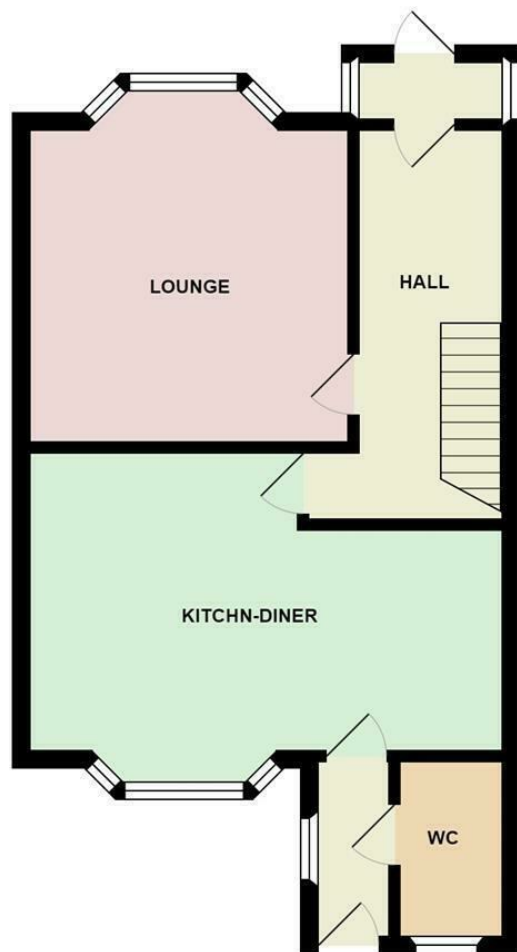
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1108.68 sq ft

Tenure – Freehold





26 Marlborough Road Southend SS1 2UA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	34	
(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

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