



444 Victoria Avenue



RICHARD  
POYNTZ

# 444 Victoria Avenue Southend-On-Sea SS2 6ND

£400,000



Situated in a highly convenient location, within easy reach of Southend City Centre, the A127, local shops, and well-regarded schools, including Southend High School for Boys, together with Southend Hospital and the airport, this charming three-bedroom detached bungalow enjoys a wonderful setting backing directly onto Priory Park. Set well back from the road along a tree-lined avenue, the property boasts extensive off-street parking, a garage, and a generous rear garden.

The accommodation is both versatile and inviting, commencing with a spacious central entrance hall that could equally serve as an additional reception or dining area. To the front, the lounge offers a welcoming space with its large triple-glazed bay window, while three bedrooms and a well-planned shower room provide comfortable living. To the rear, the fitted kitchen opens into a double-glazed conservatory, perfectly positioned to enjoy views across the delightful garden.

With its enviable setting, generous plot, and the added benefit of being offered with No Onward Chain, this is a home that combines character, practicality, and opportunity in equal measure.



## Hall

Double-glazed entrance door with an adjacent double-glazed door connecting to a spacious entrance hall/dining room

## Dining Room

12'3 x 11'6 (3.73m x 3.51m)

Coving to ceiling, picture rail, doors connect to the accommodation, ample space if needed for dining room table or chairs.

## Lounge

17'3 into bay window x 12'1 (5.26m into bay window x 3.68m)

A large double-glazed bay window with secondary glazed units overlooks the front elevation, complemented by a radiator and feature fireplace. A generously sized room enjoying an attractive outlook to the front.

## Kitchen

14' x 8'6 (4.27m x 2.59m)

The kitchen is fitted with a range of oak-style fronted units to both eye and base level, complemented by work



surfaces and an inset stainless steel sink. A wall-mounted gas-fired boiler and radiator are positioned here, along with space for a small dining table. A rear door provides direct access into the conservatory.

### **Conservatory**

11'5 x 11'9 (3.48m x 3.58m)

Double-glazed windows to three elevations with doors opening onto the delightful rear garden.

### **Bedroom One**

12'4 x 12'1 (3.76m x 3.68m)

Double-glazed window to the rear elevation, secondary glazed window, coving to the ceiling, and radiator.

### **Bedroom Two**

11'2 x 10'9 (3.40m x 3.28m)

Double-glazed bay window to the front elevation, secondary glazed unit, picture rail, radiator.

### **Bedroom Three/Study**

11'9 x 6'3 (3.58m x 1.91m)

Secondary glazed and double-glazed window to the side elevation.

### **Bathroom**

Corner panelled bath, pedestal wash hand basin, low level wc and shower cubicle, tiling to the walls, obscure double glazed window to the side elevation, radiator.

### **Exterior**

#### **Front Garden**

Set well back from the road along this attractive tree-lined avenue, the property enjoys extensive off-street parking for several vehicles, together with side access.

#### **Rear Garden**

The rear garden commences with a crazy-paved patio area, ideal for seating, with the remainder being mainly laid to lawn. Well-kept and generously proportioned, the garden offers excellent seclusion from neighbouring properties and backs directly onto Priory Park, providing a delightful outlook and sense of space.

### **Garage**

With doors



GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

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