



Rutland Avenue

Southend-on-Sea

- DESIRABLE SOUTHCHURCH LOCATION
- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND (STPP)



Guide Price £475,000

****NO ONWARD CHAIN**** Hair & Son are delighted to offer this great sized three bedroom semi-detached house in a favourable Southchurch location. With huge potential to extend (STPP), this property has a large garden and a wide frontage with off road parking for multiple vehicles.





Hair & Son are delighted to offer for sale this delightful three bedroom semi detached house which is in need of some modernisation throughout but offers a buyer a great chance to put their own stamp on the property as it has great potential.

Internally the property has on offer two reception rooms, these rooms flow seamlessly into one another with the dining space to the front of the property with the bay fronted window providing a good source of natural light and the living room to the rear which looks out to the large rear garden, this can be accessed via a sliding patio door. Further to the ground floor you will find the attractive fitted kitchen with a ceramic hob and matching extractor fan, built in oven and space for all white goods and has garden access via a back door.

Upstairs you have three bedrooms, two of which are great sized double rooms, a family bathroom and a separate W/C.

Externally you have an approx 75' in depth garden, which is a mixture of a hard standing patio area at the front and the rear of the garden with the remainder laid to lawn. The property also features a detached garage which is currently being used for storage.

To the front you have a laid to lawn garden as well as off road parking, with further parking down the side of the property.

The property is situated in a sought after location close to Southchurch Park, the seafront, Southend East Rail station and within catchment for



Greenways School.

The property is offered with vacant possession and therefore no onward chain.

ENTRANCE HALL

13' 3" x 6' 2" (4.04m x 1.88m)

DINING ROOM

14' 8" x 12' 8" (4.47m x 3.86m)

LIVING ROOM

14' 2" x 11' 4" (4.32m x 3.45m)

KITCHEN

11' 2" x 7' 6" (3.4m x 2.29m)

LANDING

11' 2" x 8' 2" (3.4m x 2.49m)

BATHROOM

8' 0" x 5' 2" (2.44m x 1.57m)

W/C

BEDROOM ONE

14' 9" x 12' 4" (4.5m x 3.76m)

BEDROOM TWO

15' 2" x 11' 0" (4.62m x 3.35m)

BEDROOM THREE

11' 0" x 6' 8" (3.35m x 2.03m)

GARAGE

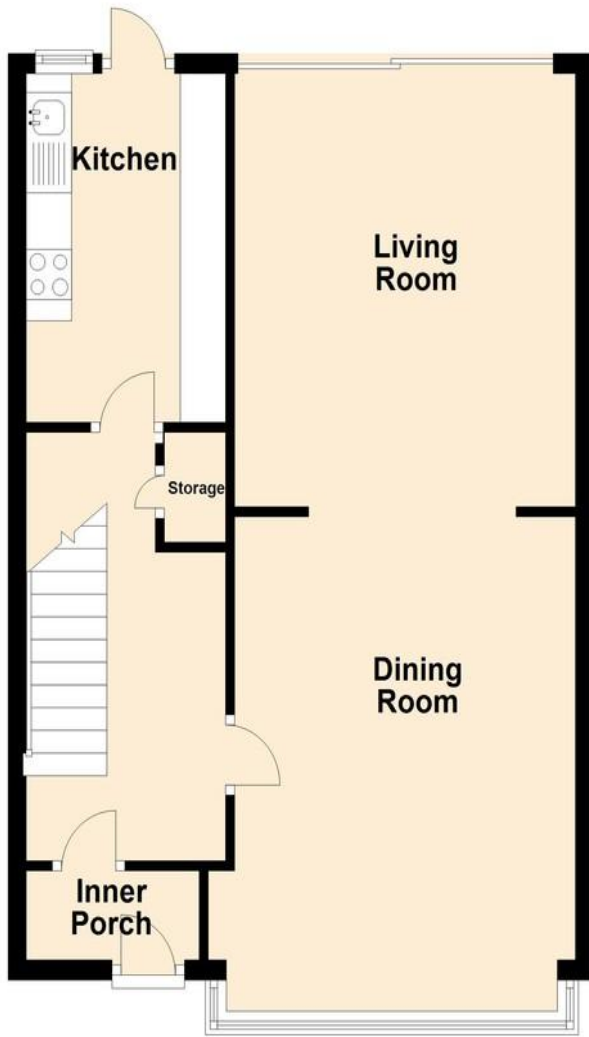
GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



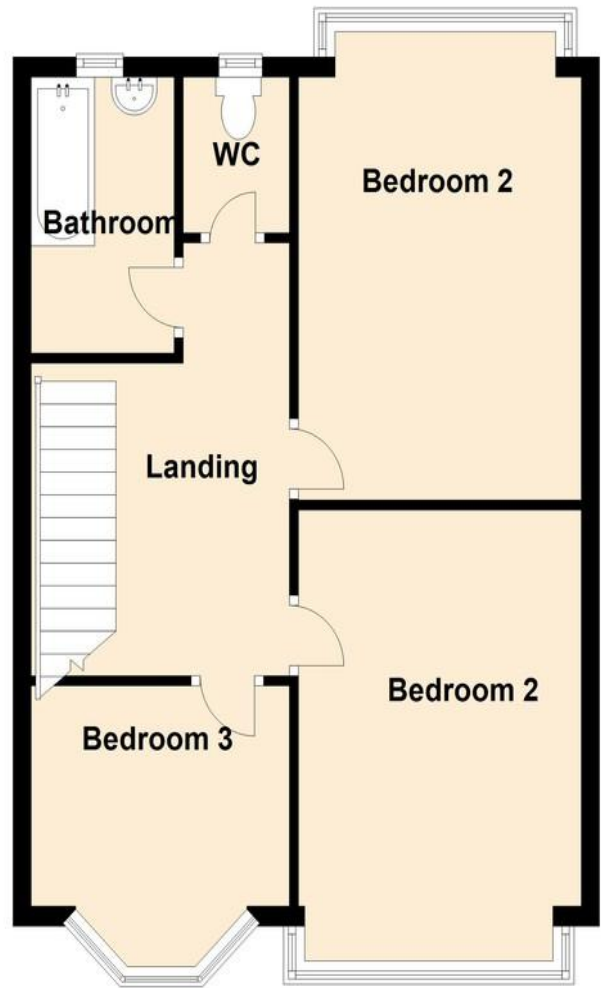
Ground Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

Regulated by RICS

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