

# Ist Call

SALES AND LETTINGS



**Rutland Avenue, Southend-On-Sea, SS1 2XN**

**£525,000**

A spacious four bedroom semi detached family home situated in this sought after location close to Southchurch Park, the seafront, Southend East Rail station and within catchment for Greenways School. Extended to provide a spacious 22'8 living/ dining space which opens into a 19'4 fitted kitchen both with access to the approx. 70' rear garden. The ground floor also provides a front lounge whilst to the first floor are four bedrooms and a modern family bathroom. With off street parking for several vehicles the property also benefits from a detached garage and viewing is recommended.

### Accommodation Comprising

Recessed storm porch with solid wood front door providing access to...

### Entrance Hall

Staircase to first floor, understairs storage cupboard, radiator, wood flooring, doors off to...

### Lounge 12'7 x 12'10 (3.84m x 3.91m)



Double glazed bow bay window to front, radiator, wood flooring, coved ceiling...

### Kitchen 19'4 x 7'6 (5.89m x 2.29m)



Comprehensive range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with concealed extractor hood over, separate integrated stainless steel double oven, integrated fridge, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, breakfast bar, radiator, double glazed sliding patio doors to rear garden, opening to...

### Living/ Dining Space 22'8 x 11'4 (6.91m x 3.45m)



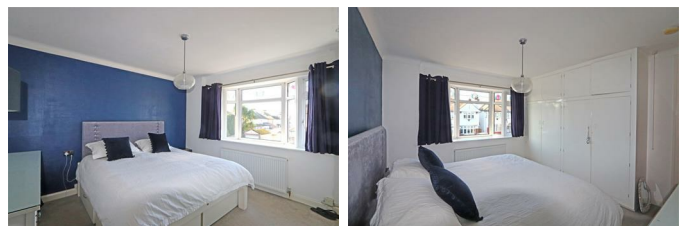
Double glazed sliding patio doors to rear garden, two additional double glazed coloured lead lite windows to side, two radiators, wood flooring, coved ceiling...



### First Floor Landing

Loft access with drop down loft ladder (we are advised that the loft space is partially boarded and there is a light), coved ceiling, doors off to...

### Bedroom 1 12'6 x 12'4 (3.81m x 3.76m)



Double glazed window to front, radiator, range of fitted wardrobe cupboards, coved ceiling...





**Bedroom 2 13'10 x 10'11 9 (max overall) (4.22m x 3.33m 2.74m (max overall))**



Double glazed window to side, radiator, coved ceiling...

**Bedroom 3 10'8 x 8' (3.25m x 2.44m)**



Double glazed window to rear, radiator...

**Bedroom 4 9'4 x 6'9 (2.84m x 2.06m)**



Double glazed window to front, radiator, picture rail...

**Shower Room 8'1 x 5'3 (2.46m x 1.60m)**



Modern suite comprising large walk in glazed shower cubicle, vanity wash hand basin, low level W.C., tiled splashbacks and flooring, heated towel rail, extractor fan, obscure double glazed window to rear...

**Separate W.C.**

White low level W.C., obscure double glazed window to rear...

**Externally**

**Front Garden**

Block paved providing off street parking for several vehicles and giving access to...

**Garage**

With up & over door, power & light connected...

**Rear Garden**



Approx. 70' in depth comprising large paved patio area, remainder mostly laid to lawn with further raised timber decked patio area, garden shed/store, door to utility room on back of garage with power & light connected, gate offering side access...

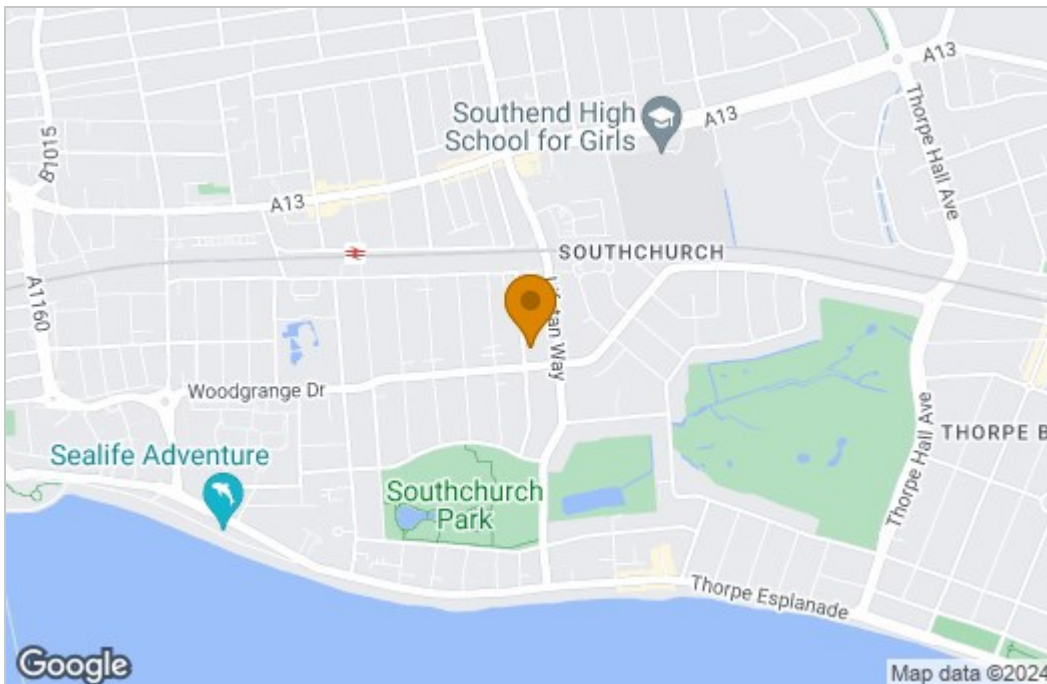


# Floor Plan

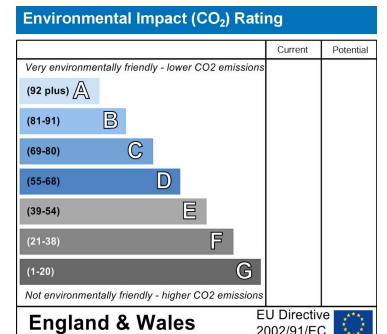
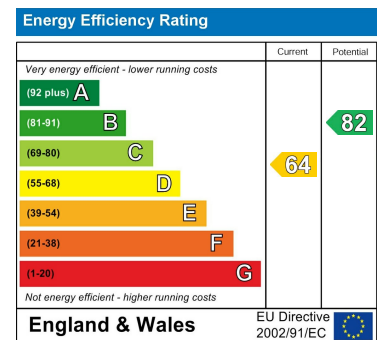


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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