

Ist Call

SALES AND LETTINGS



Sandringham Road, Southend-On-Sea, SS1 2UG

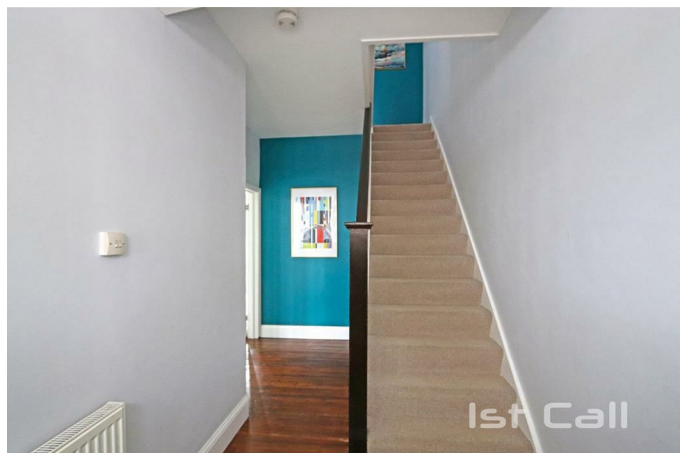
Offers Over £450,000

No onward chain with this well presented and characterful three bedroom end of terrace family home situated in a fantastic location being close to both Southchurch Park and Southend East rail station as well as local shops and is within catchment for the ever popular Greenways School and within easy access of the highly regarded Southend High For Girls Grammar School. Offering a perfect blend of character and modern living the ground floor boasts a spacious front lounge and an open plan kitchen/ diner with a utility room and french doors onto the approx. 75' established west facing rear garden. The first floor offers three good sized bedrooms and a modern family bathroom whilst to the front you will find off street parking for two vehicles. An internal viewing is highly recommended to appreciate the accommodation on offer.

Accommodation Comprising

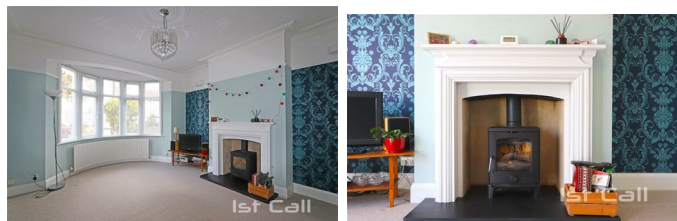
Recessed storm porch with original timber front door with coloured lead lite panel providing access to...

Entrance Hall



Radiator, staircase to first floor with large understairs storage cupboards, original stripped and varnished wooden floorboards, smooth plastered coved ceiling, doors off to...

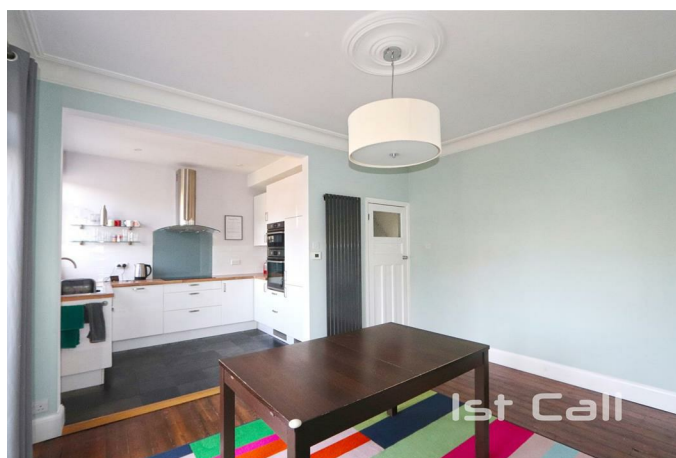
Lounge 16'6 into bay x 13'2 (5.03m into bay x 4.01m)



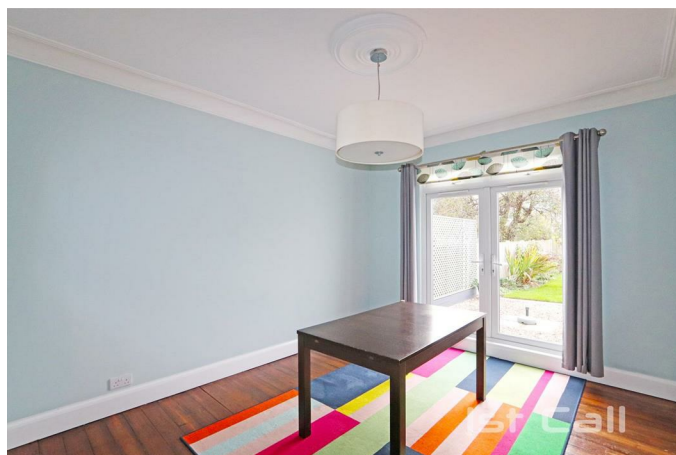
Double glazed bay window to front, radiator, feature fireplace with inset log burning stove, picture rail, coved ceiling with ceiling rose...



Open Plan Kitchen/ Diner 19'7 x 13'10 max overall (5.97m x 4.22m max overall)



Dining Area



Double glazed french doors to rear garden, vertical radiator, original stripped and varnished wooden floorboards, coved ceiling with ceiling rose, open plan to...

Kitchen Area

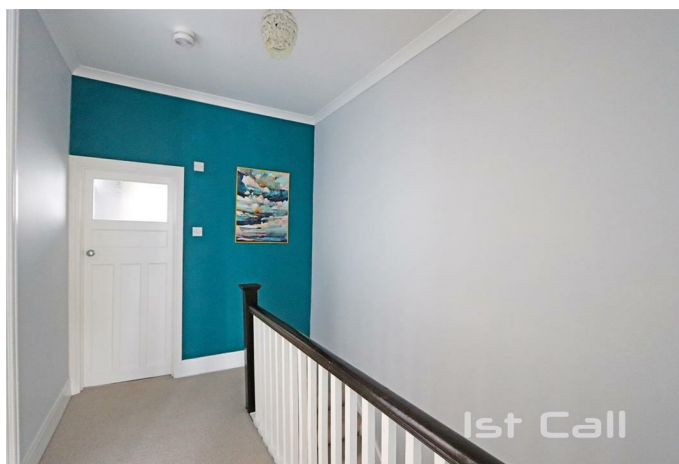


Range of modern white gloss base units with toning wood block effect working surfaces over, inset single drainer sink unit, integrated electric induction hob with stainless steel extractor hood over, separate integrated eye level double oven, integrated fridge/ freezer and dishwasher, matching wall mounted units, tiled splashbacks, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, double glazed window to rear, opening to...

Utility Room 5'9 x 4'1 (1.75m x 1.24m)

Double glazed door providing access to rear garden, space and plumbing for washing machine with wood effect working surface over, wall mounted gas central heating & hot water combination boiler, tiled flooring...

First Floor Landing



Smooth plastered coved ceiling with loft access, doors off to...

Bedroom 1 16'6 into bay x 12' (5.03m into bay x 3.66m)



Double glazed bay window to front, radiator, fireplace surround, picture rail, smooth plastered coved ceiling with ceiling rose...

Bedroom 2 13'10 x 11'11 (4.22m x 3.63m)



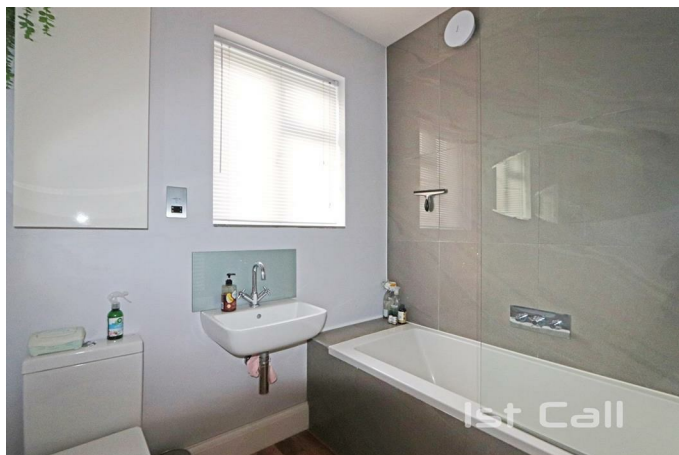
Double glazed window to rear, radiator, coved ceiling...

Bedroom 3 10' x 7'1 (3.05m x 2.16m)



Double glazed oriel bay window to front, radiator, smooth plastered ceiling...

Bathroom 7'3 x 6'4 (2.21m x 1.93m)



Modern white suite comprising panelled bath with central wall mounted mixer tap and shower unit over, glazed shower screen, wall mounted wash hand basin, low level W.C., heated towel rail, electric shaver point, wall mounted storage cupboard, tiled splashbacks, smooth plastered ceiling with inset spotlights, double glazed window to rear...

Externally

Front Garden

Block paved providing off street parking...

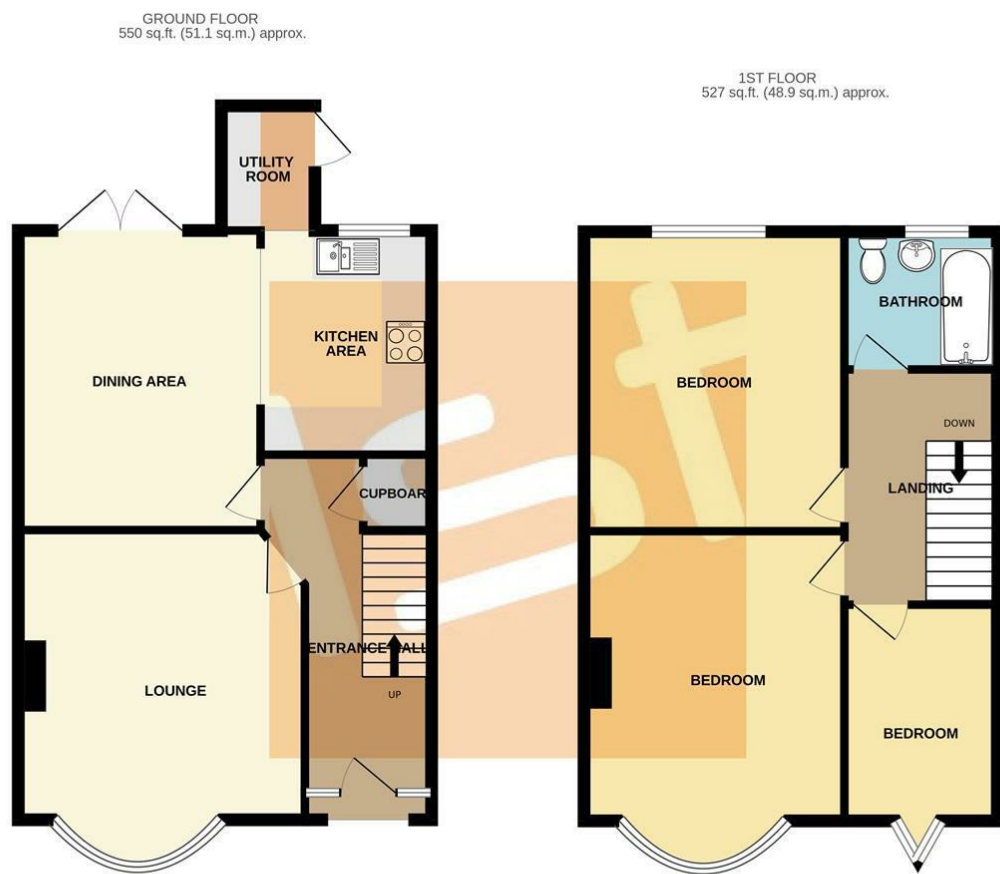
Rear Garden



Approx. 75 in depth, west facing and comprising paved and shingled patio area, remainder mostly laid to lawn with flower/ shrub borders, timber shed, gate providing side access...



Floor Plan



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.

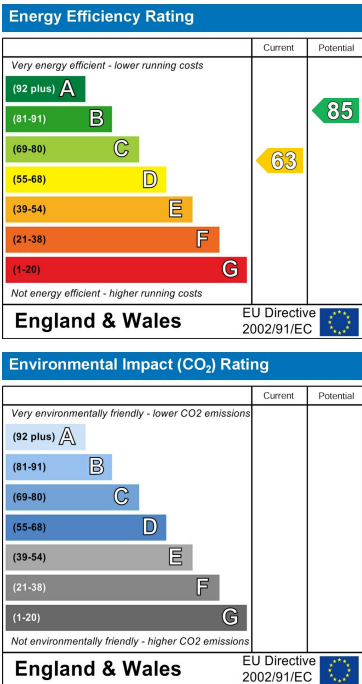
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.