

# Ist Call

## SALES AND LETTINGS



**Kensington Road, Southend-On-Sea, SS1 2SZ**

**Offers Over £475,000**

This beautifully presented and characterful three bedroom semi detached family home is situated within a sought after location being close to Southchurch Park and Southend East rail station as well as within Thorpe Greenways school catchment making it ideal for young families and commuters. With a bright and spacious open plan lounge/ diner and modern fitted kitchen to the ground floor, upstairs you will find three bedrooms and a modern family bathroom. With an approximately 70' west facing rear garden there is also off street parking for two vehicles and an internal viewing is considered essential to appreciate the size and quality of the accommodation on offer.



## Accommodation Comprising



Recessed porch with uPVC double glazed front door providing access to...

## Entrance Hall

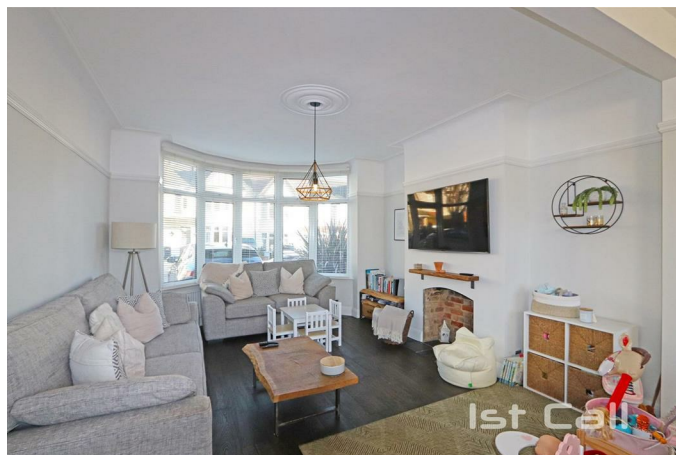


Staircase to first floor, under-stairs storage cupboards one housing the gas central heating & hot water boiler, traditional style column radiator, attractive high quality laminate wood flooring, smooth plastered coved ceiling with ceiling rose, doors off to...

**Lounge/ Diner 29'7 into bay x 13'2 (9.02m into bay x 4.01m)**



## Living Area



Large double glazed bay window to front, curved bay radiator, feature open fireplace with timber mantle and tiled hearth, attractive high quality laminate wood flooring, picture rail, smooth plastered coved ceiling with ceiling rose, open plan to...

## Dining Area



Double glazed patio doors to west facing rear garden, traditional style column radiator, attractive high quality laminate wood flooring, picture rail, smooth plastered ceiling...

### Kitchen 14'9 x 6'10 (4.50m x 2.08m)



Range of modern high gloss base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with double oven below and extractor hood over, matching stainless steel splashback, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, tiled splashbacks and flooring, heated towel rail, smooth plastered ceiling with inset spotlights, double glazed windows to rear and side aspects, uPVC double glazed door to side...



### First Floor Landing



Picture rail, smooth plastered ceiling with loft access, doors off to...

### Bedroom 1 15'6 into bay x 13'2 (4.72m into bay x 4.01m)



Large double glazed bay window to front, curved bay radiator, additional traditional style column radiator, range of fitted floor to ceiling wardrobe cupboards, smooth plastered ceiling...

### Bedroom 2 13'3 x 13'2 (4.04m x 4.01m)



Double glazed window to rear, traditional style column radiator, fitted floor to ceiling wardrobe cupboard, picture rail, smooth plastered ceiling...



### Bedroom 3 8'2 x 5'11 (2.49m x 1.80m)



Double glazed oriel bay window to front, traditional style column radiator, picture rail, smooth plastered ceiling...

### Bathroom 6'7 x 6' (2.01m x 1.83m)



Fully tiled with modern white suite comprising panelled 'P' bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

### Externally

#### Front Garden

Paved providing off street parking for two vehicles, gate providing side access...

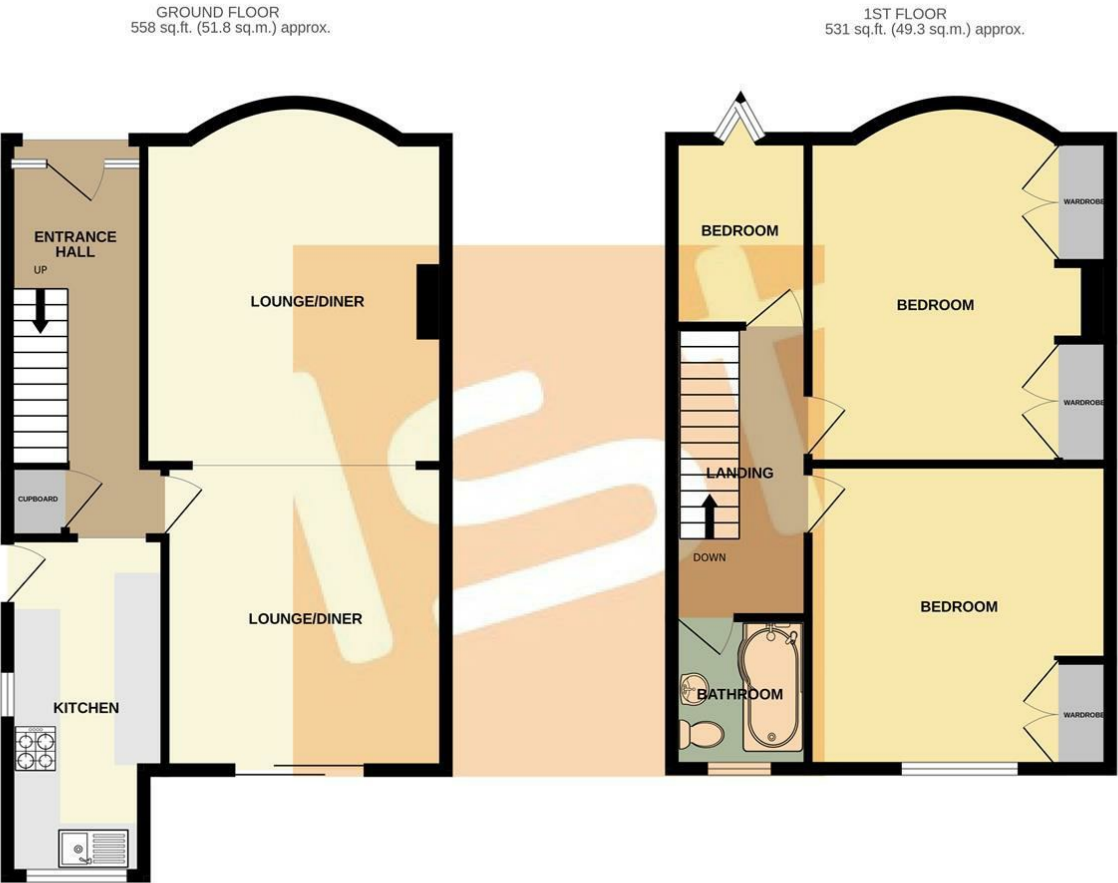
### Rear Garden



West facing and approx. 70' in depth comprising 'L' shaped paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, timber shed to remain, gate providing side access...



Floor Plan



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

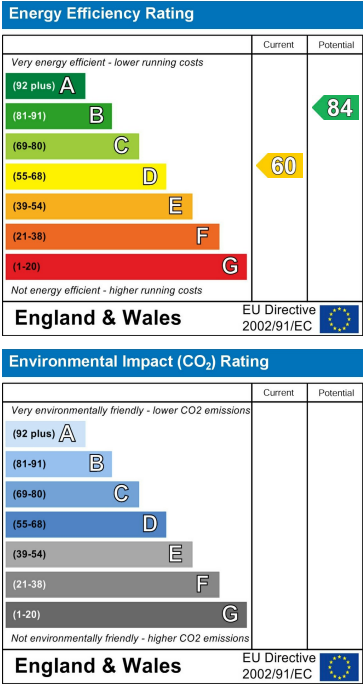
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Area Map



Energy Efficiency Graph



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