

# Ist Call

## SALES AND LETTINGS



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

**Guide Price £500,000**

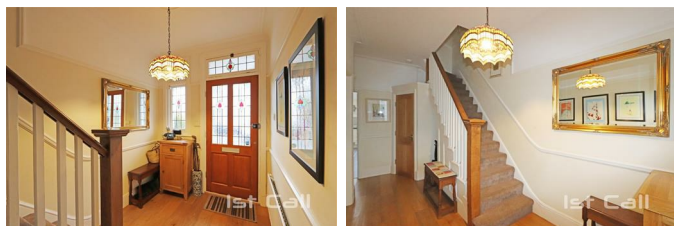
**\*\* GUIDE PRICE £500,000 - £525,000 \*\*** We are delighted to offer this extended and much improved characterful terraced family home offering spacious and versatile accommodation comprising of a front lounge and a dining room leading into the open plan kitchen/ breakfast room with a cloakroom completing the ground floor accommodation. With five bedrooms, a home office and two modern bathrooms arranged over the upper two floors there is plenty of space for even the largest of families. Externally you will find off street parking for two cars and an approx. 75' rear garden. Situated in a great location close to Southchurch Park, Southend East rail station, the seafront and within Greenways School catchment we would recommend an internal viewing to truly appreciate the size and quality of the accommodation on offer.



### Accommodation Comprising

Timber front door with double glazed coloured lead lite panel providing access to...

### Entrance Hall



Original coloured lead lite windows to front, radiator, staircase to first floor, wood flooring, dado and picture rails, coved ceiling with ceiling rose, doors off to...

### Lounge 15'6 into bay x 15'2 (4.72m into bay x 4.62m)



Large double glazed bay window to front with fitted plantation shutters, radiator, feature fireplace with tiled inserts, timber surround with overmantel and slate hearth, wood flooring, dado and picture rails, coved ceiling with ceiling rose...

### Dining Room 13'1 x 12'1 (3.99m x 3.68m)



Radiator, feature open fireplace with timber surround and overmantel, wood flooring, coved ceiling with ceiling rose, opening to...

### Kitchen/ Diner 16'4 x 8'3 plus 11'7 x 8'11 (4.98m x 2.51m plus 3.53m x 2.72m)



'L' shaped kitchen/ diner running full width of property with a range of fitted base units with toning roll edged working surfaces over, inset single drainer ceramic sink unit, gas range cooker with extractor hood over, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, tiled splashbacks and flooring, two radiators, two double glazed skylight windows, double glazed french doors and two double glazed windows to rear garden...

### Cloakroom

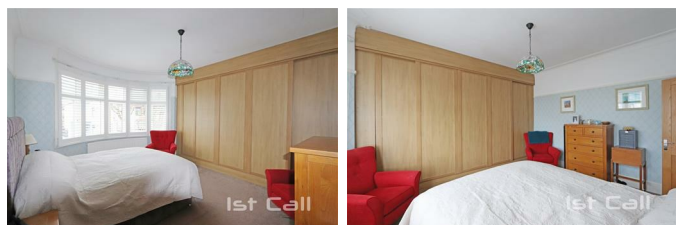
White suite comprising low level W.C., wall mounted wash hand basin, tiled splashbacks, extractor fan, wood flooring...

### First Floor Landing



Staircase to second floor, dado and picture rails, doors off to...

### Bedroom 1 15'5 into bay x 14'3 (4.70m into bay x 4.34m)



Large double glazed bay window to front with fitted plantation shutters, radiator, range of fitted wardrobe cupboards, picture rail, coved ceiling...

### Bedroom 2 13'1 x 10'9 (3.99m x 3.28m)



Double glazed window to rear, radiator, feature fireplace with tiled inserts and timber surround with overmantel, picture rail, coved ceiling...

### Bedroom 3 8'7 x 7'11 (2.62m x 2.41m)

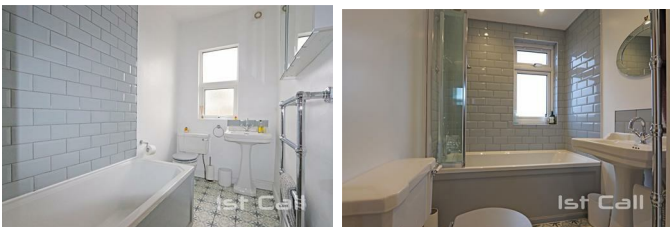


Oriel double glazed bay window to front with fitted plantation shutters, radiator, picture rail...

### Home Office/ Hobby Room 9'2 x 6'1 (2.79m x 1.85m)

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

### Bathroom 9'8 x 4'11 (2.95m x 1.50m)

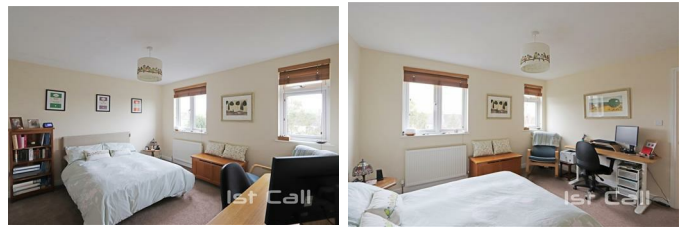


Modern white suite comprising panelled bath with mixer tap and shower attachment, folding glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, smooth plastered ceiling with inset spotlights, extractor fan, obscure double glazed window to rear...

### Second Floor Landing

Skylight window to front, doors off to...

### Bedroom 4 12'8 x 11'7 (3.86m x 3.53m)



Two double glazed windows to rear, radiator...

### Bedroom 5 16'10 x 8'6 (5.13m x 2.59m)



Two double glazed skylight windows to front, radiator, access to eaves storage cupboards...

### Bathroom 8'1 x 5'7 (2.46m x 1.70m)

Modern white suite comprising panelled bath with mixer tap and shower attachment, folding glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, large built in storage cupboard, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

### Externally

#### Front Garden

Block paved providing off street parking for two vehicles...

#### Rear Garden



Approx. 75' in depth comprising raised timber decked patio area, remainder mostly laid to lawn with established flower/ shrub borders, timber shed...



Floor Plan



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 sq.m.) approx.

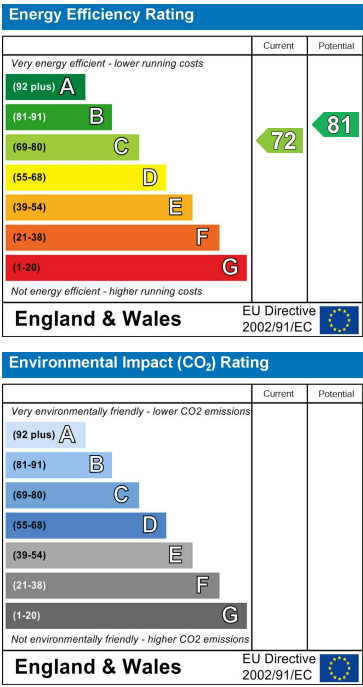
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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