

# Ist Call

## SALES AND LETTINGS



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

**£525,000**

This extended four bedroom semi detached family home is situated in a great location being close to Southchurch Park, the seafront, Southend East Rail station and within catchment for Greenways School. Offering spacious living accommodation with a front lounge and an extended 22'8 living/ dining room and 19'4 fitted kitchen both with access onto the approx. 70' rear garden. With four first floor bedrooms and a modern family shower room the property further benefits from off street parking for several vehicles and a large garage. 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**

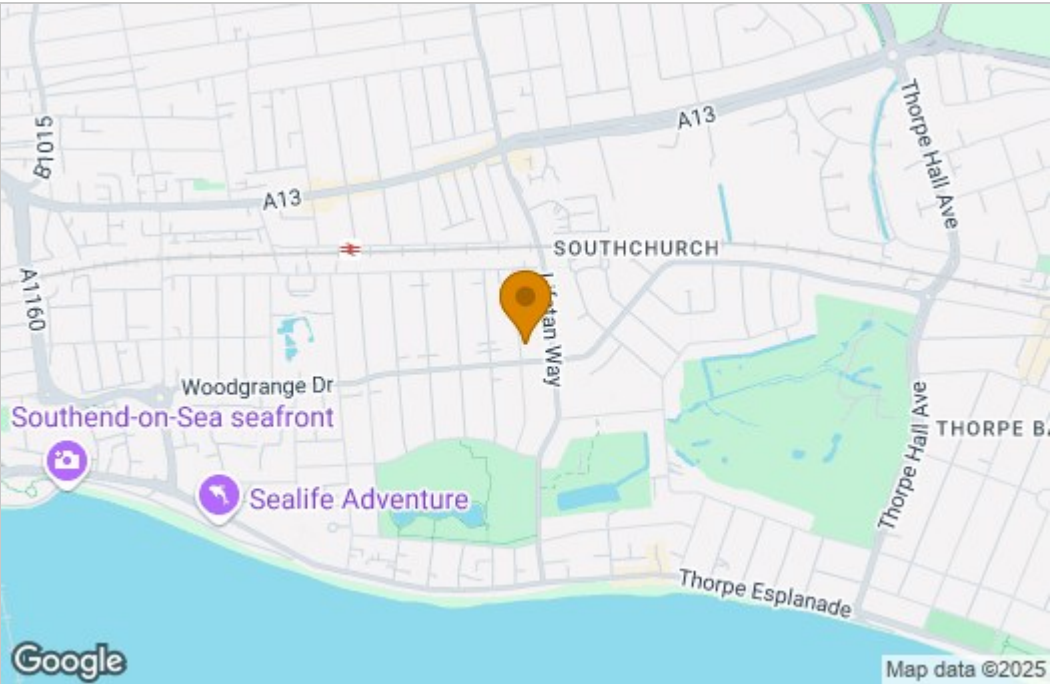
Approx. 70' in depth comprising large paved patio area, remainder mostly laid to lawn with further raised timber decked patio area, garden shed/ store, door to utility room on back of garage with power & light connected, gate offering side access...



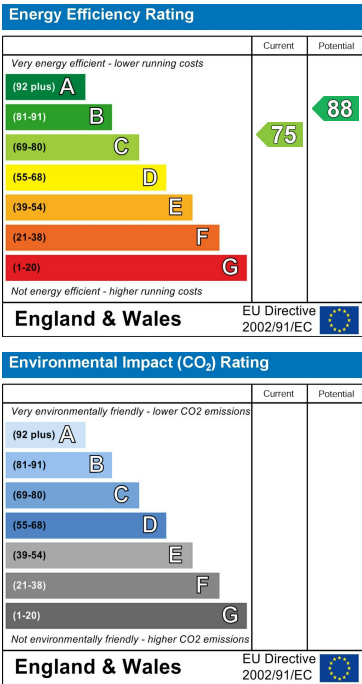
Floor Plan



Area Map



Energy Efficiency Graph



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