

Ist Call

SALES AND LETTINGS



Park Lane, Southend-On-Sea, SS1 2SL

Offers Over £425,000

Situated in a great location overlooking the historic Southchurch Hall Gardens and within easy access of Southend East rail station and the city centre this attractive and characterful four bedroom semi detached family home benefits from both off street parking and a west facing rear garden. Offering a spacious front lounge, open plan kitchen/ diner and cloakroom to the ground floor there are four bedrooms and a family bathroom upstairs. With double glazed windows throughout and gas central heating the property has great potential to create a fine family home and an internal viewing comes highly recommended.

Accommodation Comprising

Part glazed timber front door providing access to...

Entrance Hall



Staircase to first floor, radiator, wood flooring, picture rail, coved ceiling, doors off to...

Cloakroom

White suite comprising low level W.C., wall mounted wash hand basin, tiled splashbacks, double glazed window to side...

Lounge 15'9 into bay x 12'10 (4.80m into bay x 3.91m)

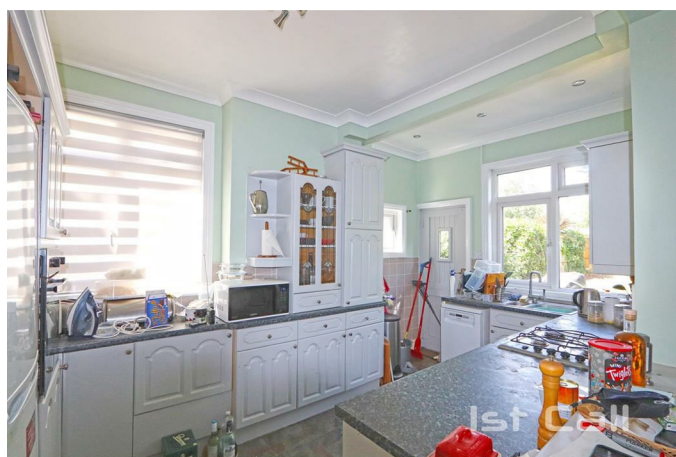


Double glazed bay window to front overlooking Southchurch Hall Gardens, radiator, feature cast iron open fireplace with stone surround and slate hearth, picture rail, coved ceiling with ceiling rose...

Kitchen/ Diner 19'9 x 14'3 max overall (6.02m x 4.34m max overall)



Kitchen Area 14'3 x 8'5 (4.34m x 2.57m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob, separate integrated eye-level electric oven, space and plumbing for washing machine and slimline dishwasher, matching range of wall mounted units, smooth plastered coved ceiling, double glazed windows to side and rear, stable door to garden, open plan to...

Dining Area 12'5 x 10'10 (3.78m x 3.30m)



Double glazed door and window to rear garden,

radiator, wood flooring, dado and picture rails, smooth plastered coved ceiling with ceiling rose...

First Floor Landing

Smooth plastered ceiling with loft access, dado rail, doors off to...

Bedroom 1 15'9 into bay x 12'2 (4.80m into bay x 3.71m)



Double glazed bay window to front overlooking Southchurch Hall Gardens, radiator, built in alcove storage cupboard, coved ceiling...

Bedroom 2 12'5 x 10'11 (3.78m x 3.33m)



Double glazed window to rear, radiator, smooth plastered coved ceiling with ceiling rose...

Bedroom 3 8' x 7'4 (2.44m x 2.24m)



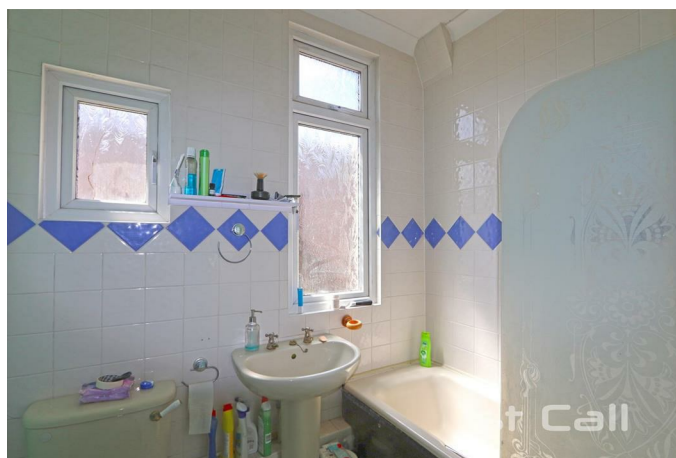
Double glazed window to front overlooking Southchurch Hall Gardens, radiator, smooth plastered ceiling...

Bedroom 4 8'6 x 6'9 plus door recess (2.59m x 2.06m plus door recess)



Double glazed window to rear, radiator, built in airing cupboard housing hot water cylinder and providing additional storage, smooth plastered ceiling...

Bathroom 7'2 x 5'8 (2.18m x 1.73m)



Suite comprising panelled bath with shower unit over, glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, smooth plastered coved ceiling with

inset spotlights, two obscure double glazed windows to side...

Externally



Front Garden

Block paved providing off street parking...

Rear Garden



West facing approx. 60' in depth and comprising concreted patio area, remainder mostly laid to lawn with established shrub border, timber shed, outside tap, gate providing side access...

Floor Plan



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 sq.m.) approx.

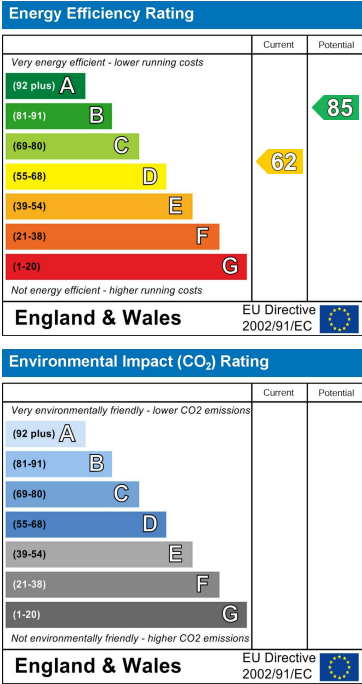
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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