

Ist Call

SALES AND LETTINGS



Huntingdon Road, Southend-On-Sea, SS1 2XW

Guide Price £425,000

**** GUIDE PRICE £425,000 - £450,000 **** This delightful semi-detached chalet presents a fantastic opportunity for buyers looking to invest in a property with great potential in a desirable location. Built circa 1930, the property boasts a characterful exterior and a spacious interior, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. With two well-proportioned bedrooms upstairs and a potential third bedroom to the ground floor, this home is perfect for small families or couples seeking extra space. The layout allows for comfortable living, while the potential for modernisation invites you to personalise the property to your taste and style. The large west-facing garden is a lovely feature, providing a sunlit outdoor space ideal for enjoying warm summer evenings. Additionally, the property benefits from off-street parking and being situated in close proximity to Southchurch Park, residents can enjoy the beauty of nature and recreational activities just a short stroll away whilst Southend East rail station is easily accessible. The absence of a chain means you can move in without delay, making this property an attractive option for those eager to settle into their new home.

Accommodation Comprising

Front door to...

Entrance Hall



Staircase to first floor, understairs storage cupboard, radiator, doors off to...

Cloakroom



Suite comprising low level W.C., vanity wash hand basin, radiator, tiled walls. obscure double glazed window to side, additional lead lite double glazed window to front...

Lounge-Diner 30'2 x 11'11 (9.19m x 3.63m)



Lounge Area 15'5 into bay x 11'11 (4.70m into bay x 3.63m)



Lead lite double glazed bay window to front, radiator, coved ceiling, opening to...

Dining Area 14'4 x 11'11 (4.37m x 3.63m)



Double glazed sliding patio doors to rear garden, radiator, coved ceiling...

Dining Room/ Bedroom 3 13'6 x 11'3 (4.11m x 3.43m)



Double glazed window to rear, radiator, built in storage cupboard with obscure double glazed window to side, archway to...

Kitchen 10'10 x 9'9 max overall (3.30m x 2.97m max overall)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space and plumbing for washing machine, space for gas cooker, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, built in storage cupboard, smooth plastered ceiling, obscure double glazed door and window to side...

First Floor Landing

Doors off to...

Bedroom One 16'9 x 10'6 (5.11m x 3.20m)



Lead lite window to front, radiator, range of fitted wardrobe cupboards, eaves storage cupboard...

Bedroom Two 13'6 x 8'5 (4.11m x 2.57m)



Lead lite glazed window to side, radiator, eaves storage cupboard...

Shower Room 9'11 x 5'3 (3.02m x 1.60m)



Suite comprising large glazed shower cubicle, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, obscure lead lite glazed window to side...

Front Garden

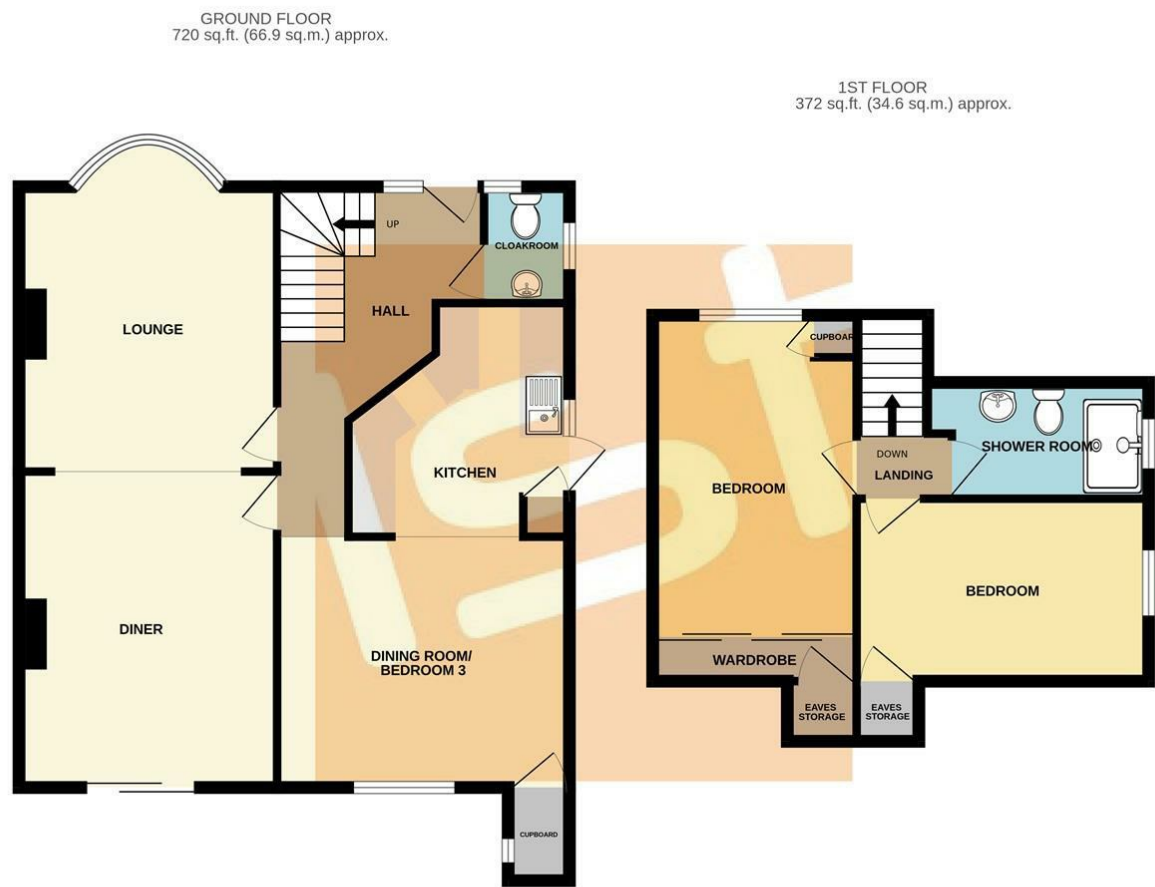
Driveway providing off street parking, double wrought iron gates leading to side of property, remainder mostly laid to lawn with established flower/ shrub borders...

West Facing Rear Garden



Approx. 70' in depth secluded rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, two timber sheds, wrought iron gates to side...

Floor Plan

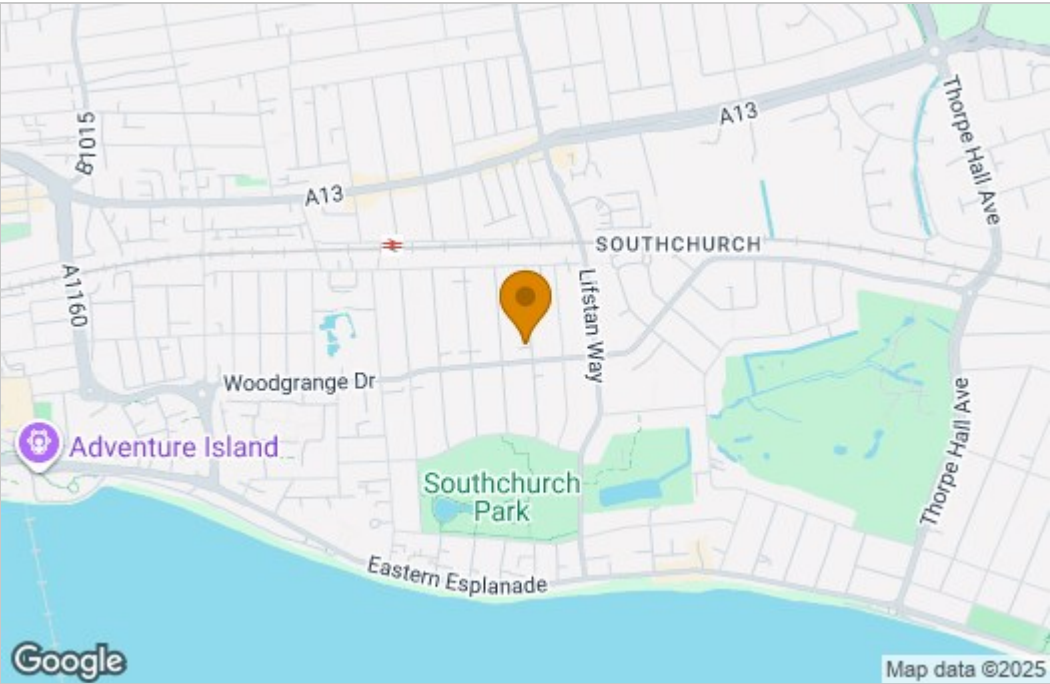


TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

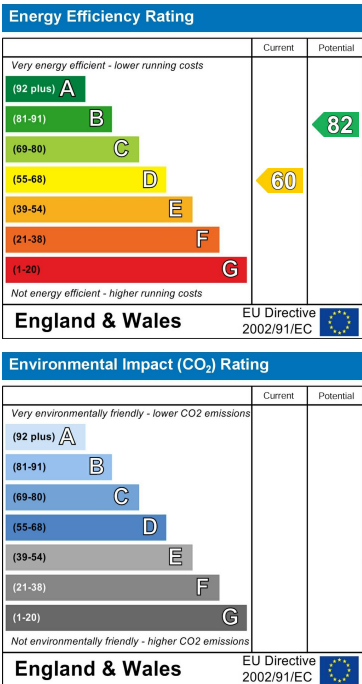
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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