

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Central Avenue, Southend-On-Sea, SS2 4EE**  
**£400,000**

Horizon Estate Agents are pleased to offer to market this spacious three bedroom detached bungalow. The property comprises of a 23'9" x 13'4" Lounge, family bathroom & EnSite, fitted kitchen, dining room and 20'1" x 13'9" Conservatory. Further benefits include a well maintained rear garden and a driveway providing off-street parking. Situated in a central location within the popular Southchurch Village.

sales@horizonstates.co.uk  
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### **Porch**

UPVC double glazed doors. Tiled flooring. Part tiled walls. Further UPVC security front door with double obscured glazed window to the:

### **Entrance Hall**

Doors leading to all rooms. coving to textured ceiling, feature dado rail, radiator, wood effect laminate flooring.

### **Lounge**

23'9" x 13'4" (7.24m' x 4.06m)

Coving to textured ceiling, upvc double glazed leaded light window to side aspect. double glazed French doors leading on to conservatory with double glazed windows adjacent. radiator. feature fireplace with wooden mantle, inset multi fuel burner. wood effect flooring.

### **Dining Room**

14'8" x 10'4" (4.47m' x 3.15m)

Coving to textured ceiling, upvc double glazed bay window to front aspect, radiator, power points, wood effect flooring.

### **Kitchen**

10'5" x 10'2" (3.18m' x 3.10m)

UPVC double glazed door to side access. double glazed window to rear aspect. a range of base and eye level units with a rolled edge working surface, stainless steel sink with mixer tap and drainer unit. inset four burner induction hob with recessed extractor hob above. Integrated fan assist oven. Integrated freezer. Wine rack with display cabinet. tiled splash backs. power points, tiled flooring. coving to textured ceiling.

### **Conservatory**

20'1" x 13'9" (6.12m' x 4.19m)

UPVC Double glazed French doors leading to rear garden. UPVC double glazed windows to rear aspect and both sides, radiator. tiled floors. fitted base level cabinets incorporating a rolled edge working surface to side.

### **Bedroom**

14'1" x 8'8" (4.29m' x 2.64m)

Coving to textured ceiling, upvc double glazed bay window to front aspect, fitted wardrobes, radiator, power points, carpeted

### **Bathroom**

Upvc double glazed obscured window to side aspect, four piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, walk in shower, panelled spa bath with fitted jacuzzi jets, radiator, tiled walls, tiled flooring, extract fan, smooth plastered ceiling, airing cupboard.

### **Landing**

Smooth plastered ceiling, radiator, doors to all rooms

### **Bedroom**

10'8" x 7'8" (3.25m' x 2.34m)

Double glazed Velux window to side aspect, spotlights to smooth plastered ceiling, eave storage, access too:

### **En-Suite**

Upvc double glazed window to rear aspect, three piece suite comprising low level W/C, pedestal wash hand basin, enclosed shower cubicle with electric shower, tiled walls, tiled floors, smooth plastered ceiling, extractor fan.

### **Bedroom**

12'6" x 11'3" (3.81m' x 3.43m)

Smooth plastered ceiling, double glazed Velux window to side aspect, eave storage, power points, carpeted

### **Rear garden**

South backing garden, raised rear deck with LED lighting, remainder laid to lawn with shrubs and trees, storage shed and side access.

### **Front of property**

Crazy paved driveway providing off street parking.

### **Additional Information**

Tenure: Freehold

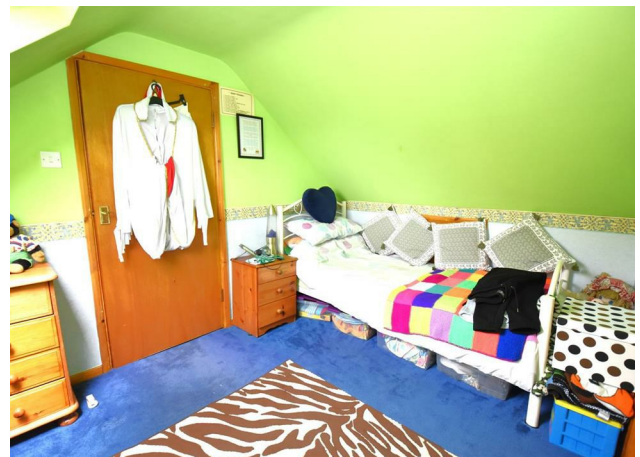
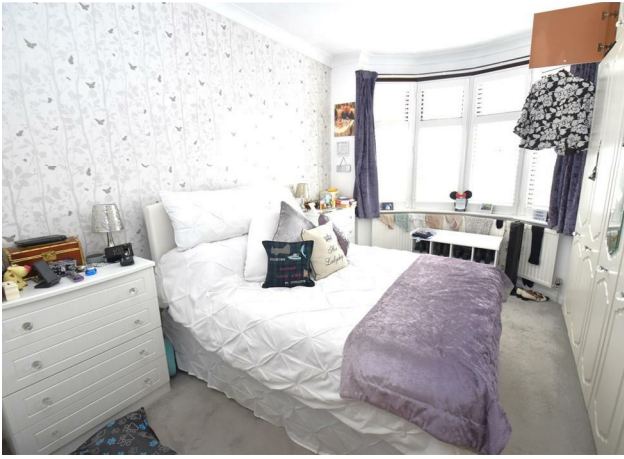
Council: Southend Borough Council

Tax Band: C

### **Agents Note**

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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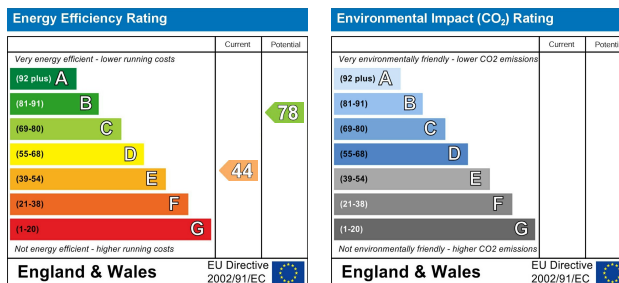
# Horizon

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TOTAL FLOOR AREA : 1177 sq. ft. (109.4 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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