



93 Cambridge Road

93 Cambridge Road Southend-On-Sea Essex SS1 1EP

Home Estate Agents are privileged with instruction to offer for sale, and with no onward chain, this simply sensational five bedroom residence located within the sought after Conservation Area' in Southend-on-Sea. This wonderful family home has been beautifully renovated and transformed by the current owner to provide fabulous modern living and includes a super-open plan contemporary kitchen, four bathrooms and is complemented externally by pretty frontage, a west facing rear garden, outbuilding and secure gated parking.

The accommodation comprises; storm porch, hallway, study, utility, cloakroom, living room and a fabulous open-plan contemporary kitchen/diner to the ground floor with landing, four bedrooms and three en suites completing the first. The property also includes a lower ground floor bedroom with a further en suite. Externally, this unique end of terrace house boasts a landscaped west facing garden with purpose built outbuilding, secure gated off street parking and is completed by pretty entrance frontage.

The property has been cleverly improved and renovated by the current owners to include fantastic sound proofing and insulation qualities and is served by gas central heating with underfloor heating as listed. The property is also double glazed where mentioned.



Situated in Cambridge Road, within the sought after Conservation Area' of Southend-on-Sea, this impeccable residence is just a short stroll from all nearby amenities which includes schools, shops, seafront, parks and mainline railway station.

With immaculate presentation and high specification throughout as well as being available with no onward chain, we strongly recommend internal viewings to avoid missing out.

Accommodation Comprises:

Entrance

Entrance door into:

Hallway

Amtico and fitted carpet, coved cornice, ceiling light, stairs rising to first floor landing with understairs storage cupboard. Doors to:

Lounge 13'7 x 11'7

Fitted carpet, coved cornice, beautiful cast iron feature fireplace, wall mounted lights, radiator, double glazed bay window to front with shutters.

Open Plan Kitchen Breakfast Room 27'0 x 12'8

Kitchen Area

Amtico flooring, coved cornice, panelled ceiling with down lights, range of base units with Quartz worksurfaces and matching eye level units, tiled



Utility Room 7'4 x 7'3

Tiled flooring, down lights, wall and base units with laminate work surfaces, stainless steel sink with Flexi tap and drainer, tiled splashbacks, integrated washing machine, two heated towel rails, double glazed door to side opening onto rear garden.

Lower Ground Floor

Bedroom Four 11'6 x 11'5

Fitted carpet, down lights, eaves storage, radiator, stairs leading to door providing access to rear garden. Door to:

En-Suite

Tiled flooring and walls, down lights, double walk in shower, wash hand basin with mixer tap and vanity unit, WC.

First Floor Landing

Fitted carpet, coved cornice, loft access, radiator, double glazed window to rear. Doors to:

Bedroom One 13'9 x 12'8

Fitted carpet, coved cornice, double glazed window to front and side with fitted shutters. Door to:

En-Suite

Tiled flooring and walls, down lights, panelled bath with sensor tap, double walk in shower, wall mounted wash hand basin with mixer tap, WC, heated towel rail, extractor, double glazed window to side with fitted shutters.

Bedroom Two 13'6 x 12'0

Fitted carpet, coved cornice, feature fireplace, radiator, double glazed window to front with fitted shutters. Door to:

En-Suite

Tiled flooring, radiator, double walk in shower, wash hand basin with mixer tap and vanity unit, WC, double glazed window to front with fitted shutters.



splashbacks, centre island with Quartz worksurfaces, inset sink and mixer tap and space for stools, integrated appliances including; double oven with four ring induction hob and extractor over, dishwasher, washing machine and fridge freezer, double glazed bi-folding doors to side opening onto rear garden. Open to:

Dining Area

Amtico flooring, part panelled walls, double glazed window to front with fitted shutters.

Office 11'6 x 7'2

Laminate flooring, ceiling light, fitted shelving and desk.

Cloakroom

Tiled flooring, down lights, wash hand basin with mixer tap and vanity unit, WC, heated towel rail.

Bedroom Three 12'7 x 11'9

Fitted carpet, coved cornice, built in wardrobes, radiator, double glazed window to rear with fitted shutters. Door to:

En-Suite

Tiled flooring, double walk in shower, down lights, feature brick wall, wash hand basin with mixer tap and vanity unit, WC, two heated towel rails, double glazed window to side.

Bedroom Five/Dressing Room 12'9 x 6'3

Fitted carpet, coved cornice, radiator, double glazed window to rear with fitted shutters.

Externally

Rear Garden

Paved patio seating area with the remainder being laid to lawn, raised borders, shrubs, external lights, shingled area, door to garden room. Block paved area with carport providing parking for two cars, gate to front.

Garden Room 22'6 x 8'0

Garden room with power, laminate flooring, down lights, double glazed window and double glazed French doors both to front.

Frontage

Pretty front garden with tiled pathway leading to front entrance door, shingled areas to both sides with partial shrubs







Guide Price: £900,000 - £1,000,000 Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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