



31 Cambridge Road

31 Cambridge Road Southend-On-Sea Essex SS1 1ET

Situated in this stunning location within the very heart of Clifftown Conservation area is this beautifully maintained three bedroom town house which has been lovingly restored by the current owners and boasts stylish accommodation spread out over three floors and a large rear garden.

This stunning three storey Victorian town house offers stylish living accommodation comprising to the upper ground floor a spacious entrance hall, guest cloakroom, a south facing lounge with feature bay window and original fireplace and a separate snug or third bedroom which overlooks the rear garden.

To the first floor there is a larger than average landing which benefits from the morning sun through an original stained glass sash window, two well appointed double bedrooms, both of which are complemented by a luxury five piece bathroom suite.



The basement has been transformed to create a wonderful open plan kitchen & dining area with central entertaining island and Crittal style French doors giving access onto a secluded seating area with access to the larger than average rear garden.

With the property being located within this enviable position, a stone's throw the bowling green, Prittlewell Square gardens, the seafront and conveniently located for access to London, we strongly recommend and immediate internal viewing to fully appreciate what this gorgeous home has to offer.

Accommodation Comprises:

The property is approached via original part glazed entrance door leading to:

Entrance Hall: 21'2 (max) x 8'4 < 3'8

A stunning entrance hall with ceramic tiled flooring, coved cornice, dado rail, traditional cast iron effect radiator, stairs rising to first floor and further staircase leading to lower ground floor.



Lower Ground Floor:

Lobby:

Tiled floor, two large walk-in storage cupboards / utility space (one which provides plumbing for washing machine), door to:

Open Plan Kitchen & Dining Room 27' x 15'9

A fantastic open plan living space with double glazed sash bay window to front aspect and Crittal style French doors to rear giving access to a patio area. The kitchen is beautifully fitted to include a central island with butler sink and with mixer tap inset into a range of granite work surfaces with cupboards and drawers beneath, integrated dishwasher and bar stool seating around. There is an additional run of square edge work tops to one with further cupboards beneath along with integrated fridge & freezer, Bosch electric oven and hob with extractor hood above, brushed gold splash backs, power points, smooth plastered ceiling with inset lighting, part glazed door to front aspect and further access to a small utility area and further under stair storage.

First Floor Landing: 13'11 x 8'4

A wonderful landing area with feature sash window to rear aspect, carpeted, access to loft space, radiator, doors to accommodation off.



Lounge: 15'1 (into bay) x 14'10

With large feature sash bay window to front aspect, carpeted, power points, coved cornice to ceiling with central ceiling rose, feature cast iron fireplace with tiled insert and ornate wooden surround, two radiators.

Bedroom Three/ Snug: 10'10 x 10'4

Sash window to rear aspect, carpeted, power points, coved cornice with central ceiling rose, picture rail, ornate cast iron fireplace, radiator.

Guest Cloakroom:

Obscure window to rear aspect, two piece suite comprising; low level WC, wall mounted wash hand basin, tiled flooring.

Bedroom One: 12'5 x 12'2

French doors to front aspect with matching side panels giving access to a south facing balcony, carpeted, power points with central ceiling rose, feature cast iron fireplace, radiator.

Balcony:

South facing balcony with iron balustrade.

Bedroom Two: 10'10 x 10'4

Sash window to rear aspect, carpeted, power points, central ceiling rose, radiator.

Bathroom: 11'8 x 6'4

Part obscure sash window to front aspect, modern five piece suite comprising; free standing Victorian style claw footed bath with side mixer taps and shower attachment, fully tiled double shower with Rainfall shower head Ceramic tiled flooring, twin wash hand basins with mixer taps, low level WC, ceramic tiled flooring, chrome heated towel rail.

Externally:

Rear Garden:

The property benefits from a larger than average size garden which measures approximately 60ft and commences with a paved patio area with steps leading to the remainder of garden which is mostly laid to lawn with rear access.

Front Garden:

A smart front garden with brick retaining wall, wrought iron railings and gate, pathway to steps leading to entrance door







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Price: £725,000 Freehold

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