



118 Cambridge Road

118 Cambridge Road Southend-on-Sea Essex SS1 1ER

Home Estate Agents are excited to offer for sale this charming four bedroom character property which has been beautifully maintained and renovated over recent years by the current owner and comes with a south backing rear garden and off street parking.

The accommodation comprises; entrance hall, ground floor cloakroom, a lounge with separate dining room plus a wonderful open plan kitchen/diner & family room which overlooks the rear garden. The first floor benefits from a spacious split level landing, a family bathroom with separate WC, four well appointed bedrooms and an en suite shower room to the master bedroom.

Externally the property boasts a south backing rear garden and off street parking to the front.



Situated on Cambridge Road, in the heart of the Southend Conservation area, this gorgeous character property is ideally located for the sought after Cliffs, the beach, Southend Town Centre and of course both Southend & Westcliff mainline railway station, giving direct access to London Fenchurch Street.

Accommodation Comprises

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

Entrance Hall 22'2 x 5'4

Stairs leading to the first floor landing with under stairs storage cupboard, engineered oak wood flooring, dado rail, picture rail, coved cornice to ceiling, radiator, doors to:

Cloakroom 5'2 x 2'5

Tow piece suite comprising low level WC, wall mounted wash hand basin.



with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, integrated oven and four ring gas hob with extractor hood over, appliance space and plumbing for washing machine, dishwasher, integrated fridge/freezer, engineered oak wood flooring, radiator, double glazed French doors to the rear garden.

First Floor Landing 29'7 x 5'4

A spacious split level landing which is carpeted, radiator, doors to:

Master Bedroom 16'11 (max) x 15'6 (into bay)

Double glazed bay window to front aspect, further double glazed window to front, carpeted, radiator, door to:

En-Suite Shower Room 7'9 x 2'9

Modern three piece suite comprising; fully tiled shower cubicle, wash hand basin, low level WC, heated towel rail.

Bedroom Two 12'4 x 10'3

Double glazed window to rear aspect, carpeted, radiator.

Bedroom Three 10'11 x 9'10

Double glazed window to rear aspect, carpeted, radiator.

Bedroom Four 7'11 x 7'3

Double glazed window to side aspect, carpeted, radiator.



Lounge 15'1 (into bay) x 12'1

Double glazed bay window to front aspect, carpeted, feature fireplace with attractive surround and cast iron insert, coved cornice to ceiling, radiator.

Dining Room 16'1 (max) x 10'4

Double glazed French doors to the rear garden, engineered oak wood flooring, feature open fireplace with attractive wood surround, coved cornice to smooth plastered ceiling with ceiling rose, radiator.

Kitchen/Breakfast Room 26'3 x 11'2

Double glazed windows to rear and side aspects. The kitchen is fitted to include a stainless steel single drainer sink unit

Bathroom 8'4 x 4'11

Double glazed obscure window to side aspect, three piece suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail.

Externally

Rear Garden

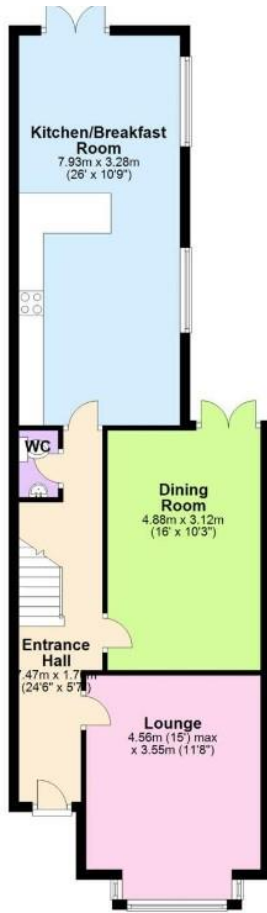
The property benefits from a south backing rear garden which commences with a paved patio to the immediate rear, with the remainder being laid to lawn with wood panelled fencing to boundaries.

Front Garden

Paved frontage providing off-road parking for one vehicle.







Price £575,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.