



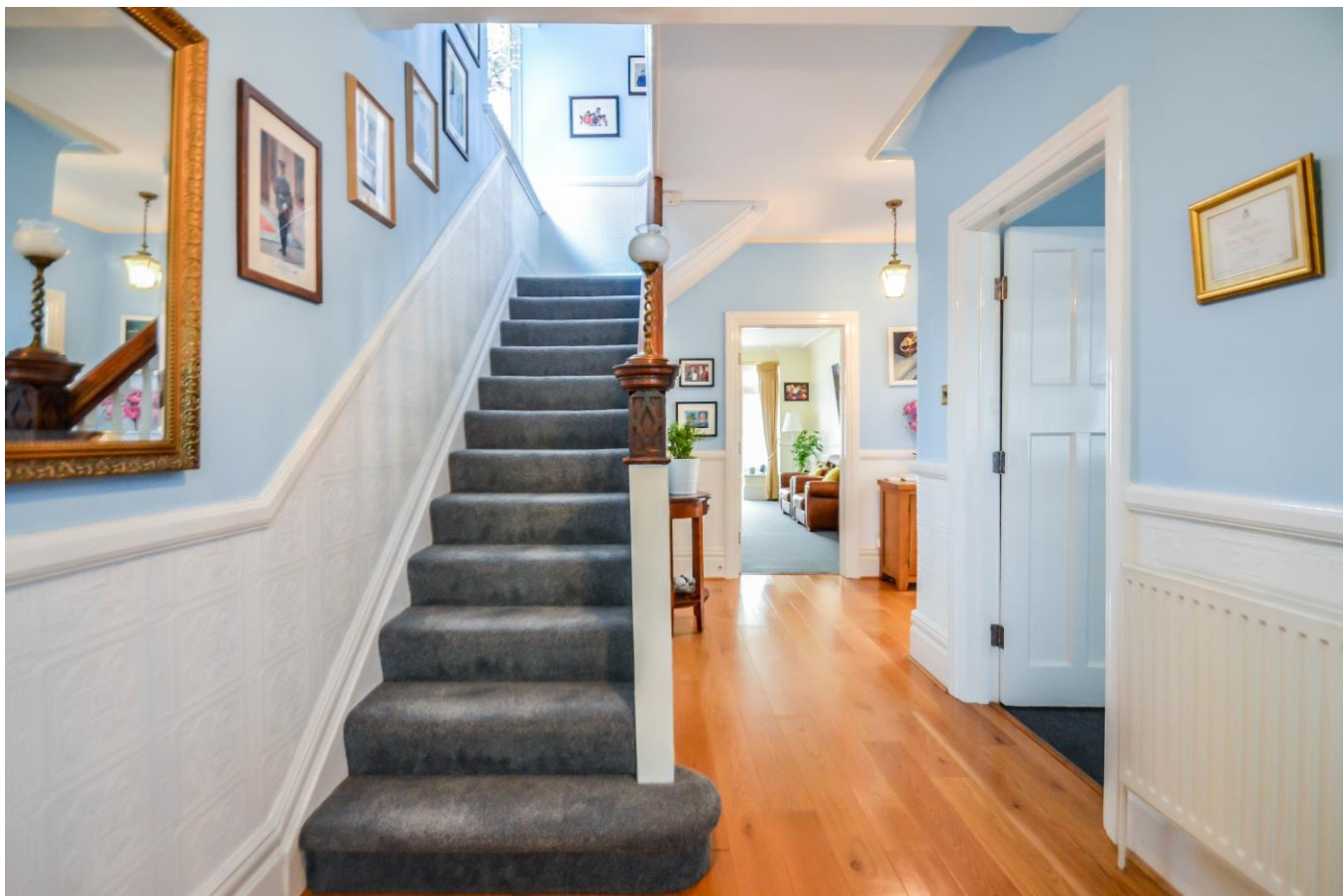
98 Boston Avenue

98 Boston Avenue Southend-on-Sea Essex SS2 6JD

Home Of Leigh are very excited to offer for sale this incredibly spacious four bedroom detached character house, situated in a convenient and pretty tree line road which is within walking distance to both Southend on Sea town centre and Southend Victoria railway station giving direct access to London Liverpool Street as well as easy access to Southend Central railway station with C2C services to London Fenchurch Street, London Southend Airport and excellent Grammar and Primary Schools.

The accommodation with approx 1800 sqft comprises; entrance porch, grand entrance hall, ground floor cloakroom, a spacious lounge giving access to a double glazed conservatory, a separate sitting room, modern fitted kitchen with a separate dining room.

The first floor benefits from four well appointed double bedrooms, the master with feature bay window and an en suite shower room, a family bathroom and further en suite to bedroom three, whilst externally the property stands on a generous size plot with ample parking, a detached garage and a great size rear garden.



Accommodation Comprises

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

Entrance Porch 3'9 x 3'5

Tiled flooring, part glazed coloured lead light door leading to:

Entrance Hall 21'1 x 14'3 < 7'5

A grand and welcoming entrance hall with stairs leading to the first floor accommodation with understairs storage cupboard, secondary double glazed obscure window to front aspect, wood flooring, dado rail, coved cornice to ceiling, two radiators. Doors to:

Ground Floor Cloakroom 5'7 x 2'8

Double glazed obscure window to side aspect, wash hand basin with mixer tap and vanity unit, low level WC.

Lounge 19'1 x 12'2

Two double glazed obscure windows to side aspect, carpeted, coved cornice to ceiling with central ceiling rose, feature fireplace with attractive wooden surround, dado rail, two radiators, lead light French doors and windows to rear giving access to:

Conservatory 11'3 x 9'9

Double glazed windows to rear and side aspect with patio doors leading to the rear garden, tiled flooring, two wall light points, radiator.

Family Room 17'7 into bay x 14'5

Double glazed lead light bay window to front aspect, carpeted, cornice to ceiling with central ceiling rose, dado rail, feature fireplace with stone hearth and matching surround, two wall light



points, radiator.

Dining Room 11'10 x 10'1

Double glazed window to side aspect, wood flooring, feature fireplace with tiled hearth and attractive surround, alcove storage, dado rail, coved to smooth plastered ceiling, radiator. Door to:

Kitchen 11'9 x 10'5

Double glazed window to rear aspect with further double glazed door to side. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in oven and four ring gas hob with extractor hood above, appliance space for fridge freezer, integrated dishwasher and washing machine, further range of matching eye level wall mounted units with concealed



lighting beneath, tiled flooring.

First Floor Landing 15'5 x 14'8

Secondary double glazed lead light obscure window to side aspect, carpeted, dado rail, smooth plastered ceiling with access to loft space. Doors to:

Bedroom One 16'9 into bay x 15'1

Double glazed lead light bay window to front aspect, carpeted, coved cornice to ceiling, dado rail, radiator. Door to:

En-Suite Shower Room 6'5 x 4'9

Double glazed obscure window to side aspect, fully tiled shower cubicle, pedestal wash hand basin, low level WC, fully tiled surrounding walls, heated towel rail.

Bedroom Two 19'1 x 12'1

Double glazed window to rear aspect, further double glazed obscure window to side, carpeted, coved cornice to ceiling, dado rail, radiator.

Bedroom Three 11'6 x 9'8

Double glazed window to rear aspect, carpeted, coved ceiling, radiator. Door to:

En-Suite Shower Room 6'10 x 4'9

Double glazed obscure window to side aspect, fully tiled shower cubicle, low level WC, half pedestal wash hand basin with mixer tap, fully tiled surrounding walls, heated towel rail.



Bedroom Four 11'7 x 7'2

Double glazed lead light window to front aspect, carpeted, fitted wardrobe, dado rail, radiator.

Family Bathroom 7'1 plus depth of storage x 6'8

Double glazed obscure window to side aspect, bath with mixer tap and shower over, low level WC, pedestal wash hand basin, fully tiled surrounding walls, smooth plastered ceiling with inset spotlighting, fitted floor to ceiling sliding doors giving access to ample storage which houses the boiler and hot water tank, heated towel rail.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with an extensive block paved patio area to the immediate rear which continues round to the side leading to the front via double gates. The remainder of the garden is laid to lawn with mature flower and shrub borders, ornamental fish pond, access to the garage & utility room.

Front Garden

The front of the property is block paved providing off street parking for several vehicles.

Detached Garage 18'4 x 9'9

Windows to rear and side aspect, inspection pit, power and lighting connected.

Utility Room 9'6 x 4'11

Window to rear aspect, tiled flooring, appliance space and plumbing for washing machine and further space for fridge freezer.









Price £750,000 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.