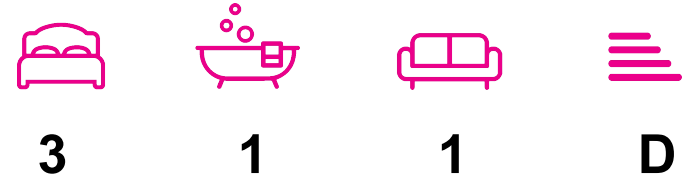


home.

£350,000

Roots Hall Avenue, Southend-On-Sea

20 Roots Hall Avenue, Southend-On-Sea, SS2 6HN



Home Estate Agents are excited to welcome you to this charming property located on Roots Hall Avenue in the picturesque Southend-On-Sea. This delightful house boasts a warm and inviting atmosphere with its recently refurbished interior, featuring 3 great size bedrooms, family bathroom and downstairs W/C.

As you step inside, you'll be greeted by an open plan kitchen/lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones. The property is designed to be bright and spacious, creating a comfortable living space for you to enjoy.

One of the standout features of this property is its excellent location, situated near Priory Park, offering a tranquil escape from the hustle and bustle of everyday life. Additionally, you'll find yourself just a stone's throw away from Southend High Street and various shops, providing convenience at your doorstep.

With parking available for 1 vehicle, you'll never have to worry about finding a spot after a long day out. Don't miss out on the opportunity to make this house your home and experience the best of Southend-On-Sea living.



Entrance

Entrance door into:

Hallway

Tiled flooring, picture rail, ceiling light, stairs leading to first floor. Doors to:

WC

Tiled flooring, part tiled walls, WC, pedestal wash hand basin with mixer tap, heated towel rail, extractor.

Open Plan Lounge/Kitchen/Dining Room

Lounge Area

Tiled flooring, coved cornice, LED uplights, ceiling light and spotlights, vertical radiator and further radiator. Open to:

Kitchen Area

Tiled flooring, range of wall and base units with complimentary worksurfaces, sink with tap, integrated four ring gas hob with extractor over, integrated oven, integrated microwave, space for washing machine, space for fridge freezer, spotlights. Open to:

Dining Area

Tiled flooring with underfloor heating, double glazed bi-folding doors leading to garden, two Velux windows, spotlights.

Bedroom/Further Lounge

Wood effect laminate flooring, Double glazed windows to front, coved cornice, LED uplights, ceiling light, fireplace surround and mantle with electric fire, radiator.

First Floor Landing

Laminate flooring, double glazed window to rear, stairs leading to loft room, two storage cupboards, picture rail, spotlights.

Bedroom One

Laminate flooring, double glazed window to front, radiator.





Bedroom Two

Laminate flooring, double glazed window to rear, radiator.

Bathroom

Tiled flooring, double glazed obscure window to front, wash hand basin with mixer tap and vanity unit, WC, bath with shower over, spotlights, extractor, heated towel rail.

Loft Room

Laminate flooring, Velux windows, eaves storage, radiator.

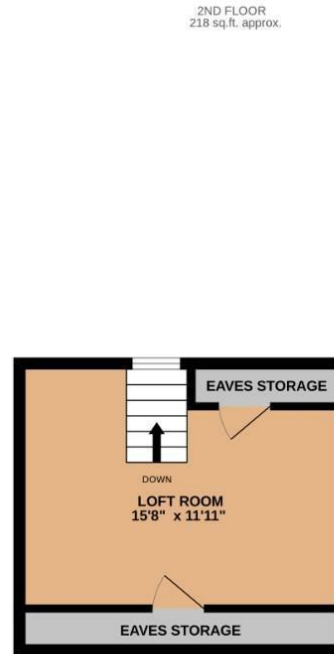
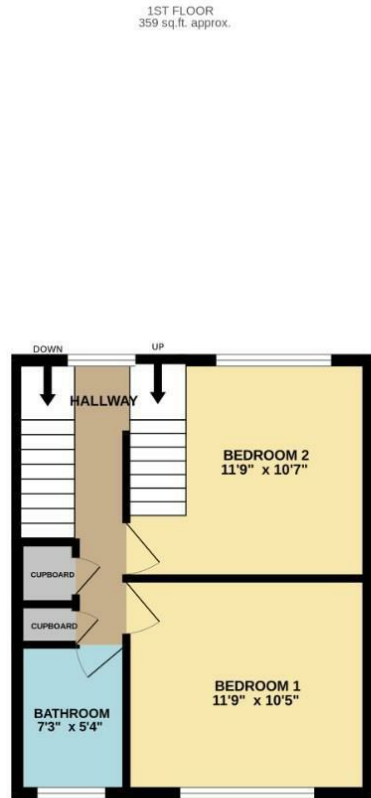
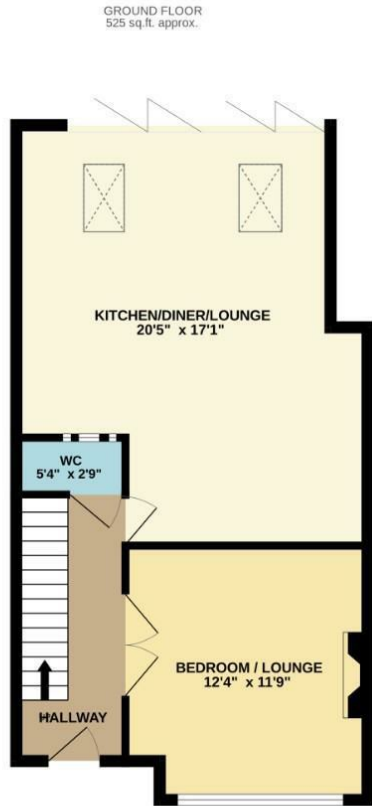
Externally

Rear Garden/Parking

Block paved enabling secure gated off street parking via electric gate.







TOTAL FLOOR AREA: 1103 sq.ft. approx.
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£350,000 Freehold

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.