



94 Priory Crescent

94 Priory Crescent Southend-on-Sea Essex SS2 6JZ

Home Of Leigh are excited to offer this exceptional family home that is finished to an extremely high spec, with the added benefit of being in close proximity to Priory Park. Beautifully presented and recently renovated, the property has direct rail links in to London Liverpool Street, via Prittlewell mainline. A short distance away is Thorpe Bay seafront with its rustic seafood eateries and boutique bars. The property is conveniently located close to the high street, with an array of shopping and dining options.

The accommodation comprises; entrance hall, lounge, separate dining room plus a modern fitted kitchen and an additional garden room, whilst to the first floor there are three bedrooms and a luxury fitted bathroom suite.

Externally the property benefits from a great size rear garden, whilst to the front there is ample off street parking



with double gates giving access to the rear garden.

Located in Priory Crescent in Southend On Sea, this wonderful family home is perfectly positioned for Priory Park along with Prittlewell Station also being close at hand. Southend Town Centre and Southend Airport are also within easy reach.

Accommodation Comprises

Via part double glazed entrance door leading to:

Entrance Porch 6'3 x 2'1

With double glazed windows to front and side aspect, smooth plastered ceiling with inset spotlighting. Further part glazed door leading to:

Entrance Hall 16'2 x 5'9

Double glazed window to side aspect, carpeted, stairs leading to the first floor accommodation with understairs storage cupboard, additional cloaks cupboard with double glazed window to side aspect (please note that this room could easily be utilised as a ground floor cloakroom if required),



Sun Room 15'1 x 6'6

Double glazed windows to side aspect, smooth plastered ceiling, double glazed patio doors and additional double glazed French doors leading to the rear garden. Archway leading through to:

Kitchen 8'8 x 6'9

The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, matching eye level wall mounted units, appliance space and plumbing for washing machine, further space for fridge freezer, tiled splashbacks, wood flooring.



smooth plastered ceiling with inset spotlighting, cast iron effect radiator. Solid oak doors to:

Lounge 15'4 into bay x 11'1

Double glazed bay window to front aspect with bespoke fitted shutters, carpeted, feature electric flame effect fire within an attractive surround and bespoke fitted alcove storage units to either side, coved cornice to smooth plastered ceiling, cast iron effect radiator.

Dining Room 15'2 x 10'7

Windows to rear and doorway leading through to:

First Floor Landing 9'1 x 5'1

Colored lead light window to side aspect, carpeted, smooth plastered ceiling with access to fully boarded and insulated loft via fitted loft ladder, WIFI enabled stair lights. Doors to:

Bedroom One 15'4 into bay x 11'6

Double glazed bay window to front aspect with bespoke fitted shutters, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bedroom Two 12'8 x 11'6

Double glazed window to rear aspect with bespoke fitted shutters, carpeted, smooth plastered ceiling, new Hive thermostat controlled wall mounted boiler (n/t), cast iron effect radiator.

Bedroom Three 8'1 x 6'2

Double glazed bay window to front aspect with bespoke fitted shutters, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bathroom 8'1 x 6'1

Double glazed obscure window to rear aspect, modern three piece suite comprising panelled bath with mixer tap and shower attachment with additional Rainfall shower head, wash hand basin with mixer tap and vanity cupboards beneath, low level WC, half tiled to surrounding walls, tiled flooring with WIFI enabled underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.



Externally

Rear Garden

The property benefits from a great size rear garden which commences with paved patio area which leads round to the side of the property with double gates leading to the front, outside lighting and water tap. The remainder of the garden is laid to lawn with a further patio area to the extreme rear enclosed with screen panelled fencing, garden shed (to remain).

Front Garden

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









Price £430,000 Freehold

HOME - The Estate Agent of Leigh
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