



19 Sycamore Grove





# 19 Sycamore Grove Southend-on-Sea Essex SS2 5HJ

Home Estate Agents are delighted to present this charming three-bedroom terraced house located in the desirable Sycamore Grove, Southend-On-Sea. This property is perfect for families seeking a comfortable and convenient home.

Upon entering, you will find a spacious kitchen that boasts ample room for culinary creativity, complete with a door that leads directly to the garden, making it ideal for outdoor dining and entertaining. The separate lounge features dual aspect double glazed windows, allowing natural light to flood the space, creating a warm and inviting atmosphere.

The property comprises three well-proportioned bedrooms, providing plenty of space for family living or guests. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday use.

Externally, the house benefits from a generous west-facing garden, perfect for enjoying the afternoon sun and creating a



lovely outdoor retreat. Additionally, there are two off-street parking spaces at the front of the property, offering convenience for residents and visitors alike. Situated in an excellent family-friendly location, this home falls within the catchment area for Bournemouth Park Academy primary school, making it an ideal choice for families with children. Furthermore, it is conveniently close to Southend High Street, Prittlewell train station, and a variety of local amenities, ensuring that everything you need is within easy reach.

This delightful terraced house offers a wonderful opportunity for those looking to settle in a vibrant community. We invite you to view this property and discover all it has to offer.







#### Lounge 16'1 x 11'2

Carpeted, double glazed window to front aspect and double glazed window to rear aspect, skirting, ceiling light, coved cornice, carpeted stairs leading to the first floor, two radiators.

#### Kitchen 11'2 x 10'6

Wood effect lino flooring, double glazed window and double glazed UPVC door both to rear aspect, skirting, ceiling light, storage cupboard, radiator. The kitchen is fitted to include a range of base units with granite effect worksurfaces and matching eye level wall mounted units, wash hand basin with drainer and mixer tap, tiled splashback, space for washing machine and fridge freezer, integrated oven with four ring electric hob and extractor over.

#### First Floor Landing

Carpeted, skirting, coved cornice, ceiling light, access to the part boarded loft. Doors to:

#### Bedroom One 16'2 x 11'6

Carpeted, double glazed window to front aspect and double glazed window to rear aspect, skirting, ceiling light, storage cupboard, radiator.

#### Bedroom Two 13'1 x 9'6

Carpeted, skirting, ceiling light, double glazed window to front aspect, storage cupboard, radiator.



#### Accommodation Comprises

The property is approached via UPVC double glazed entrance door with window to front into:

#### Entrance Hall

Carpeted, double glazed window to front aspect, skirting, coved cornice, ceiling rose with light, radiator. Doors to:

#### Downstairs WC

Tiled effect lino flooring, part tiled walls, double glazed obscure window to side aspect, skirting, ceiling light, wash hand basin, WC radiator.



### Bedroom Three 8'6 x 6'1

Carpeted, double glazed window to rear aspect, skirting, ceiling light, radiator.

### Bathroom 7'3 x 4'1

Lino flooring, double glazed obscure window to rear aspect, skirting, ceiling light, bath with shower over, wash hand basin, radiator.

### Externally

### Frontage

Off street parking for two vehicles, pathway leading to the property with flower bed border.

### Rear Garden

The rear garden commences with a patio area leading to lawn, outside water tap and power socket, external wall lighting. The remainder of the garden is laid to lawn with flower bed borders and a path leading to the rear of the garden, brick built shed with single glazed windows plus a greenhouse (to remain).

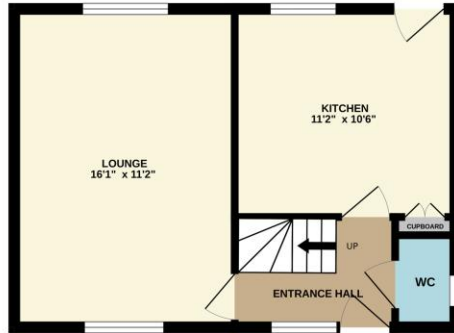




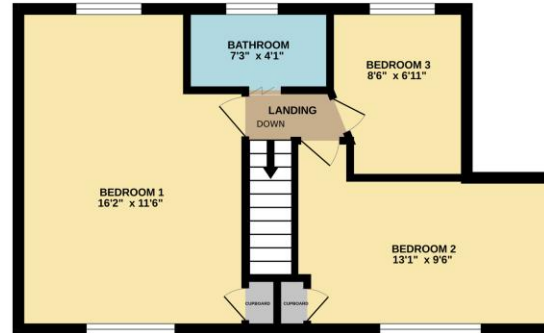




GROUND FLOOR  
360 sq.ft. approx.



1ST FLOOR  
401 sq.ft. approx.



TOTAL FLOOR AREA : 761 sq.ft. approx.  
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Price: £315,000 Freehold

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