



90 Boston Avenue

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

Home Estate Agents are delighted to present this charming detached house located on Boston Avenue in the vibrant area of Southend-On-Sea. This property boasts a delightful mock Tudor design, exuding character and warmth throughout.

Inside, you will find three generously sized bedrooms, providing ample space for family living or guests. The house features two well-appointed bathrooms, including a convenient downstairs w/c and an upstairs bathroom, ensuring comfort and privacy for all. The two spacious reception rooms offer versatile living spaces, perfect for entertaining or relaxing with loved ones. The contemporary kitchen is fitted with modern appliances, making it a joy to cook, dine and entertain.

Externally, the property benefits from parking for two vehicles, a valuable asset in this bustling area. There is side access on both sides of the house leading to the rear garden, which is a delightful retreat featuring a shed



and a charming summer house, ideal for enjoying the outdoors during warmer months.

Situated in an excellent location, this home is just a stone's throw away from Southend High Street, where you can explore a variety of shops and eateries. Additionally, Southend Victoria Train Station is nearby, providing easy access to London and beyond. The beautiful Priory Park and other local amenities are also within close reach, making this property a perfect choice for families and professionals alike.

This character-filled home is a rare find and is sure to attract considerable interest. We invite you to view this delightful property and discover all it has to offer.

Accommodation comprises:

Front Garden

To the front of the property is a blocked paved driveway with parking for two vehicles, side access to both sides of the property to the rear garden.

Entrance

Storm porch leading to property with ceiling light. Composite front door with two double glazed obscure decorative glass panels leading into the entrance hall.

Entrance Hall

Carpeted flooring, skirting, two ceiling lights, radiator, under stairs storage cupboard, double glazed window



Kitchen 10'2 x 9'6

Stone effect tiled floor, skirting, ceiling light, double glazed window to side aspect, storage cupboard, open into dining room/lounge area. The kitchen has a wood effect work surface with a tiled back splash, one a half bowl sink with drainer, range of base & wall cabinets, built-in fridge/freezer, built-in Bosch dishwasher, space for washing machine, Ideal Combi boiler housed in cupboard, Bosch oven with four ring gas hob above with extractor over, under lighting wall cabinets. Opening into:

Dining Room 16'11 x 11'6

Wood effect laminate flooring, skirting, coving, pendant ceiling light, double glazed UPVC French patio doors leading to the garden with double glazed side panels, exposed brick feature fireplace with a tiled base, radiator, single glazed obscure internal window looking into the hallway.

First Floor Landing

Carpet stairs leading to a carpeted landing, skirting, picture rail, two pendant ceiling lights, double glazed obscure window to side aspect, internal single glazed obscure window to the bedroom. Doors leading to the bathroom, bedrooms 1, 2 & 3. Access to loft space which is insulated.

Bedroom One 16'11 x 10'9

Carpet flooring, skirting, two pendant ceiling lights, radiator, double glazed window to front aspect.



obscure to side aspect, internal single glazed obscure window to rear aspect, doors to lounge, bathroom & kitchen as well as carpeted stairs to the first floor,

Lounge 16'11 x 13'

Carpet flooring, skirting, picture rail, wooden beamed ceiling, cornicing, ceiling rose with ceiling light, fireplace with decorative surround with mantelpiece and hearth, recessed alcove space with shelving, box bay window with double glazed windows to the front aspect, radiator.

Downstairs WC 6'11 x 4'8

Stone effect tiled floor, part tiled walls, spotlight lighting, double glazed obscure window to side aspect, toilet & sink, radiator.

Bedroom Two 16'11 x 11'6

Carpet flooring, skirting, two pendant ceiling lights, radiator, two double glazed windows to rear aspect, internal single glazed obscure window into the hallway.

Bedroom Three 9'6 x 7'10

Carpet flooring, skirting, pendant ceiling light, radiator, double glazed window to side aspect.

Bathroom 12'7 x 6'1

Tiled floor, part tiled walls, two obscure double glazed window to side aspect, radiator, four piece bath suite with a panelled bath with hot & cold taps, sink, toilet, walk-in shower cubicle, spot light lighting & extractor fan.

Garden

Stone paved patio area leading down into the remainder of the garden which is laid to lawn, mature flowerbed borders and trees, storage shed, additional timber summer house to the rear, side access to both sides of the property leading to the front.







Guide Price: £425,000 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		