



105a The Grove

105a The Grove Southend-on-Sea Essex SS2 4DB

Home Of Leigh are very excited to offer for sale this charming three bedroom detached house, situated in a popular residential location in the heart of Southend and which benefits from a wonderful rear garden, an attached garage and additional off street parking.

The accommodation comprises; entrance hall, ground floor cloakroom, lounge and a separate dual aspect kitchen/diner with access to the rear garden, whilst to the first floor there are three well appointed bedrooms and a recently re-fitted family bathroom.

Externally the rear garden is unoverlooked and offers a sunny patio area whilst to the front there is off street parking giving access to an attached garage.



Accommodation comprises:

Entrance

The property is approached by an open porch with light, UPVC door leading to:

Entrance Hall 10'10" x 6'5"

Double glazed window to front aspect, carpeted, coving to ceiling, radiator, doors to:

Ground floor cloakroom 6'0" x 3'2"

Double glazed obscure window to front aspect, modern suite comprising low level w.c, wash hand

basin and vanity cupboard beneath, tiled flooring, fully tiled surrounding walls, heated towel rail.

Lounge 16'2" x 11'3"

Double glazed patio doors to rear overlooking and leading to the rear garden, carpeted, feature fireplace with inset gas coal effect fire, coving to ceiling, two wall light points, radiator, ceiling fan.

Kitchen/Diner 16'2" x 11'8"

Lovely dual aspect kitchen diner with double glazed windows to both front and rear aspects with adjacent door to garden. The kitchen is fitted to



include a twin sink unit with mixer tap inset into a range of roll edge work surfaces with cupboards and drawers beneath, further range of matching eye level mounted units, integrated appliances to remain including a Smeg dishwasher, an Indesit washer/dryer, Zanussi oven and four induction hob with Bosch extractor above, Hoover integrated fridge/freezer, tiled splash backs, coved ceiling, radiator.

First Floor Landing 9'1" x 8'8"

Double glazed obscure window to front aspect, carpeted, coving to ceiling, access to loft space



with pull-down ladder, built-in storage cupboard plus additional cupboard housing boiler. Doors to:

Bedroom One 11'1" x 12'3"

Double glazed window to front aspect, carpeted, coving to ceiling, radiator.

Bedroom Two 11'6" x 8'6"

Double glazed window to front aspect, carpeted, coving to ceiling, radiator.

Bedroom Three 8'2" x 7'2"

Double glazed window to rear aspect, wood laminate flooring, radiator.

Bathroom 8'6" x 4'9"

Double glazed obscure window to rear aspect, modern suite comprising bath with mixer tap and additional rainfall shower and hand held attachment, low level w.c, wash hand basin with mixer tap & vanity drawers beneath, fully tiled surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail.

Exterior

Rear Garden

The property benefits from a great size rear garden with commences with an attractive paved patio area creating a wonderful space for outside dining and entertaining with a purpose built brick built BBQ area, the remainder of the garden is laid to lawn and enclosed by screen panelled fencing with raised flower beds, outside lighting, outside water tap, side access to front of the property. Door to garage.

Front Garden

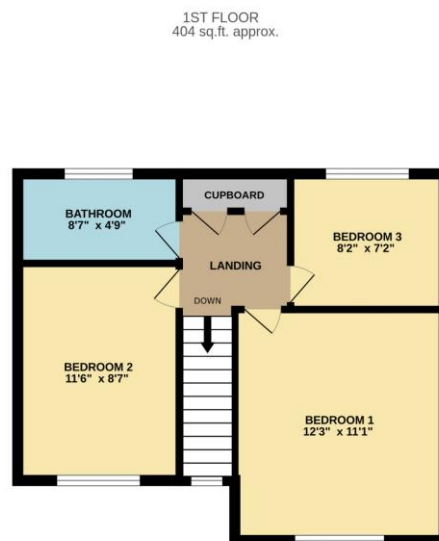
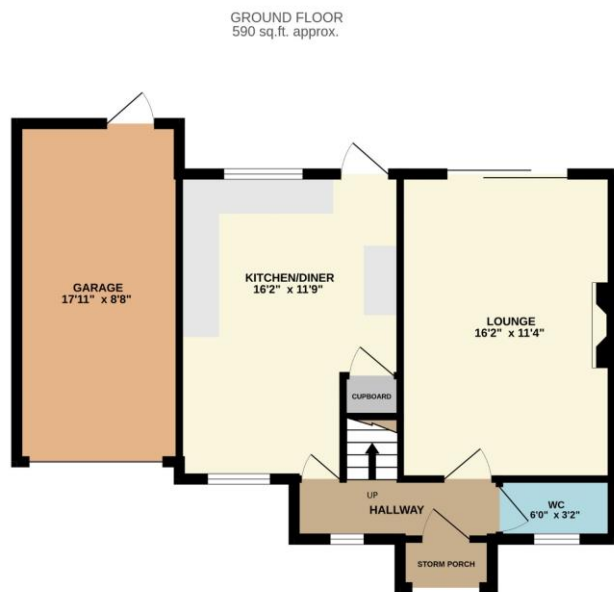
To the front of the property is a brick retaining wall with wrought iron railings and gate with lawn area and an independent driveway giving access to:

Attached Garage 17'9 x 9'3

Electric operated roller shutter door, eaves storage, power and light connected, personal door to the garden.







TOTAL FLOOR AREA: 995 sq.ft. approx.
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Guide Price: £435,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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