



52 Cambridge Road

52 Cambridge Road Southend-on-Sea Essex SS1 1ES

Home Of Leigh are super excited to offer for sale this gorgeous three bedroom town house which is situated in the heart of the Southend Conservation and is cleverly spread out over four floors with a fabulous south facing rear garden.

The accommodation comprises to the lower ground floor an entrance hall, guest cloakroom and a stunning open plan kitchen & dining room with access to the rear garden, whilst to the ground floor there are two reception rooms (one which could be utilised as a third bedroom).

The first floor benefits from two double bedrooms and a modern bathroom suite with access to a useful loft room located on the second floor.

Externally the property boasts a beautifully landscaped south backing rear garden which is attractively paved providing a wonderful outside dining space with bespoke fitted pizza oven and bench seating.



Located on Cambridge Road in the heart of the enviable Southend Conservation area, this characterful property is ideally located for both many amenities including the cliffs, beach, Southend City Town Centre as well as being within walking distance of both Southend Central and Southend Victoria giving direct access into London Fenchurch Street and London Liverpool Street Stations.

Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall 20'3 x 5'4

A great size entrance hall with engineered wood flooring throughout, stairs leading to both basement accommodation and first floor, coved cornice to smooth plastered ceiling with ceiling rose, picture rail, two cast iron effect radiators. Doors to:

Lounge 14'1 x 13'3

Sash bay window to front aspect with bespoke fitted Plantation shutters, continuation of engineered wood flooring, feature cast iron fireplace with tiled hearth and inset log burner, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, cast iron effect radiator.



Kitchen

With double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a stainless steel sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven and separate grill with four ring electric hob and extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further recess for American style fridge freezer, integrated dishwasher, fitted wine rack, smooth plastered ceiling with inset spotlighting, tiled flooring. Open plan to:

Dining Area

With Sash bay window to front aspect with bespoke fitted Plantation shutters, wood flooring, feature fireplace with stone hearth and inset log burner, smooth plastered ceiling with inset spotlighting, radiator.

Lower Ground Floor

Cloakroom 5'9 x 5'2

Obscure window to rear aspect, modern two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, heated towel rail.

First Floor Landing 15'2 x 5'1

Coloured lead light Sash window to rear aspect, carpeted, open Tred staircase to the loft room, smooth plastered ceiling with ceiling rose, radiator. Doors to:



Bedroom Three 11'7 x 11'1

Double glazed Sash window to rear aspect, wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose, feature cast iron effect fireplace, radiator.

Lower Ground Floor

Entrance Hall 16'7 x 4'1

With additional door to the front giving access to street level, wood flooring, smooth plastered ceiling, radiator. Doors to:

Open Plan Kitchen & Dining Room 26'1 x 12'5 < 11'1

A great size living space with two clearly defined areas as follows:

Bedroom One 13'2 x 12'1

Sash window to front aspect with bespoke fitted Plantation shutters, carpeted, coved to smooth plastered ceiling with central ceiling rose, radiator.

Bedroom Two 11'8 x 11'8

Sash window to rear aspect, wood laminate flooring, smooth plastered ceiling with central ceiling rose, radiator.

Bathroom 8'4 x 4'7

Obscure Sash window to front aspect with bespoke fitted Plantation shutters, modern three piece suite comprising; bath with shower unit, wash hand basin with mixer tap and vanity cupboard beneath, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a beautifully landscaped south backing rear garden which commences with a paved courtyard patio area to the lower ground floor with steps leading up to the main garden, which is attractively paved, providing a great space for dining and entertaining, feature beech bench seating with inset flower and shrub borders, bespoke built bbq (to remain) all enclosed by slatted fencing, external lighting, outside water tap.















TOTAL FLOOR AREA : 1388 sq.ft. approx.
Made with Metropix ©2021



Price: £600,000 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.

HP1222 Printed by Ravensworth 01670 713330