



Dryden Avenue, Southend-On-Sea  
£315,000

home.



# 14 Dryden Avenue

Southend-On-Sea

SS2 5EU



- Three Bedroom Bedroom Terraced House
- Lounge
- Open Plan Kitchen/Diner
- Shower Room
- Large Rear Garden & Off Street Parking
- Perfectly Positioned For Southend Victoria & Prittlewell Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



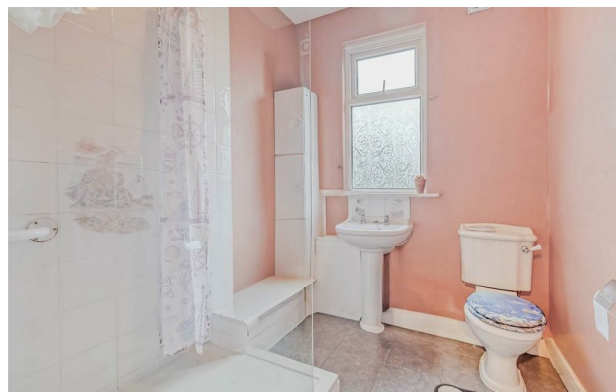


Home Estate Agents are proud to present this three bedroom terraced house which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

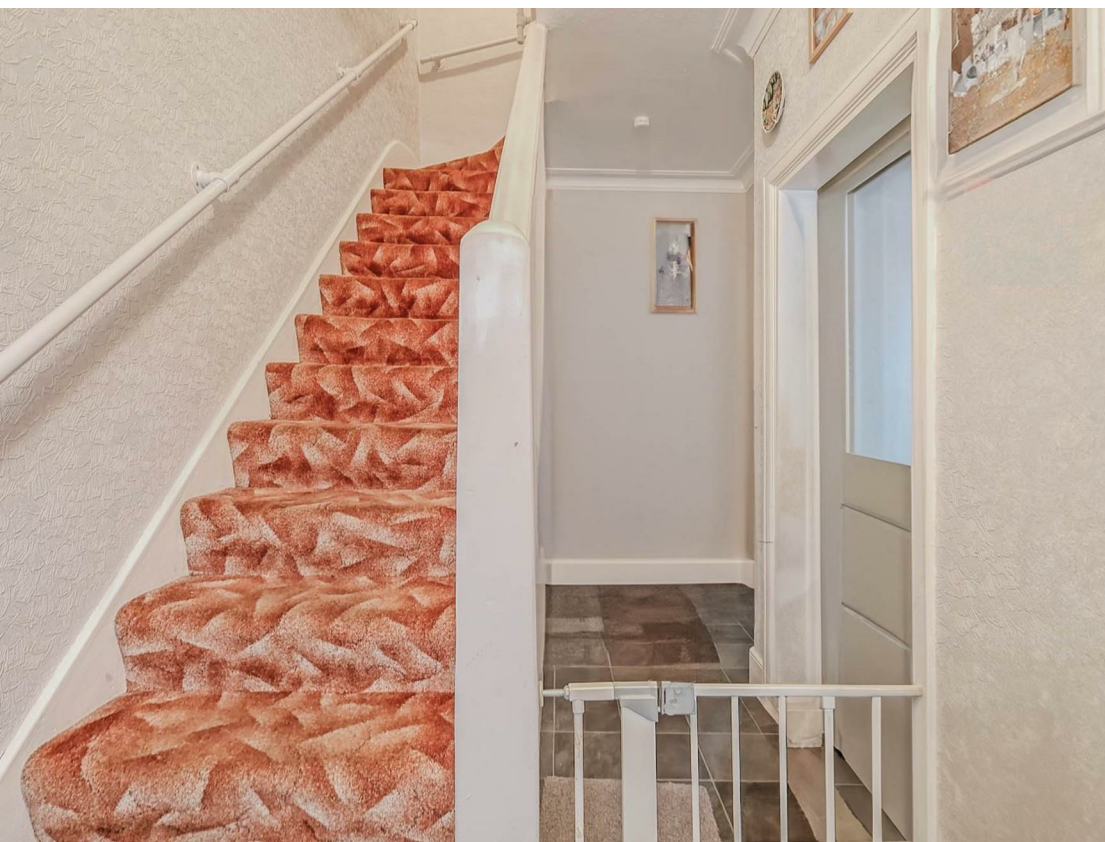
One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting.

For those who commute, the proximity to both Southend Victoria and Prittlewell Station is a significant advantage, offering easy access to local transport links. Additionally, off-street parking is available, providing convenience and peace of mind for residents with vehicles.

With its appealing features and prime location, it is a wonderful opportunity for anyone looking to settle in the vibrant community of Southend-On-Sea. Do not miss the chance to make this charming home your own.







### Accommodation Comprises

The property is approached via a double glazed entrance door with double glazed obscure windows leading into:

### Porch

Fitted shelving. Further hardwood door and double glazed obscure windows leading into:

### Entrance Hall

Tiled effect vinyl flooring, skirting, coved cornice, stairs leading to first floor landing with two understairs storage cupboards, wall mounted electric storage heater. Doors to:

### Lounge

15'1 x 11'11

Carpeted, skirting, double glazed bay window to front aspect, coved cornice, ceiling rose with light and fan, feature fireplace with wooden mantle, stone surround and electric fire, wall mounted electric storage heater.

### Open Plan Kitchen/Diner

18' 4" x 12' 1



### Kitchen Area

Tiled effect vinyl flooring, coved cornice, double glazed window and door both to rear leading to garden, coved cornice, skirting. The kitchen is fitted to include a range of base units with square edge worksurfaces and matching eye level wall mounted units, inset one and a half bowl sink with drainer and mixer tap, tiled splashback, space for cooker, space and plumbing for washing machine. Open to:

### Dining Area

Continuation of tiled effect vinyl flooring, coved cornice, base units with rolled edge worksurfaces and matching eye level units, feature fireplace with stone mantle, surround and inset gas fire,





### First Floor Landing

Carpeted, Doors to:

### Bedroom One

14' 11" x 11' 5"

Carpeted, double glazed bay window to front, ceiling light, wall mounted electric storage heater.

### Bedroom Two

12' 4 x 10' 3"

Carpeted, double glazed window to rear overlooking the garden, airing cupboard housing hot water tank, storage cupboard, wall mounted electric storage heater.

### Bedroom Three

6' 10" x 7' 9"

Carpeted, double glazed window to front aspect, wall mounted electric storage heater.

### Shower Room

Tiled flooring and part tiled walls, double glazed obscure window to rear aspect, WC, pedestal wash hand basin, shower cubicle with electric shower and screen, extractor, access to loft space, chrome heated towel rail,

### Externally

### Rear Garden

The property benefits from a South backing garden and commences with a paved patio and pathway with the remainder being laid to lawn with raised shrub and plant borders, further patio area to the immediate rear with two storage sheds, access to rear, further storage shed and side access to:

### Outside WC

Fitted with a low flush WC, wall mounted wash basin with mixer tap. Fully tiled floors and panelled walls.

### Parking

The property benefits from a blockwork driveway to front providing parking for one/two cars.



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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Terraced

Approx. sq ft  
EPC band: E  
Tenure: Freehold  
Council Tax Band: C

£315,000

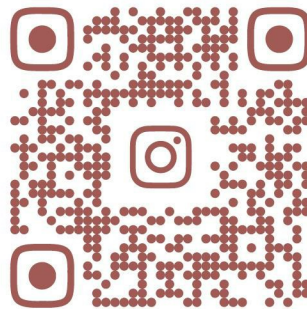
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