



GLENHURST ROAD
SOUTHEND-ON-SEA, SS2 5DS

GUIDE PRICE £440,000
FREEHOLD

** GREAT SIZE FOUR BEDROOM HOUSE WITH AN ADDITIONAL LOFT ROOM ALONG WITH A GARDEN MEASURING SOME 80ft IN LENGTH WITH AN OUTBUILDING TO THE REAR WITH POWER - AMPLE PARKING & CLOSE TO MAJOR RAIL LINKS, LOCAL SCHOOLS AND SOUTHEND CITY CENTRE - GUIDE PRICE £440,000-£455,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

GLENHURST ROAD

- Impressive four bedroom house (with additional loft room)
- Dual aspect lounge/diner measuring in excess of 29 feet
- Superb size kitchen/breakfast room
- Utility room/guest WC
- First floor landing with access to the loft space via a retractable pull down ladder
- Large four piece family bathroom with ample storage
- Rear garden extending to some 80 feet with feature patio and outbuilding
- Independent driveway with parking for 2/3 cars
- Easy access to major rail links and Southend City Centre
- Close to local schools and the iconic Priory Park



RP&C Estate Agents are truly delighted to present this deceptively spacious and beautifully arranged four bedroom family home, offering an exceptional blend of generous living accommodation, versatility, and charm throughout.

Upon entering, you are welcomed by a bright and inviting entrance hall. There is impressive dual aspect lounge/diner, measuring in excess of 29 feet, providing a wonderful space ideal for both entertaining and everyday living. The home further benefits from a well-appointed kitchen/breakfast room, thoughtfully designed with a cosy seating area overlooking the rear garden, perfect for relaxed mornings or informal gatherings. A separate utility room and convenient ground floor WC complete the downstairs accommodation.

To the first floor, the property offers four well proportioned bedrooms, all providing comfortable and flexible living space for growing families or those working from home. The spacious four-piece family bathroom is beautifully presented, while ample eaves storage and excellent storage solutions throughout the home add to the practicality of this superb property.

A particular highlight is the accessible loft room, reached via a pull-down ladder, offering a versatile additional space suitable for a variety of uses such

as a home office, hobby room, or occasional guest accommodation (subject to usual consents). There are eaves storage cupboards to all aspects providing ample storage spaces.

Externally, the property continues to impress. The rear garden is a delightful retreat, featuring a patio area ideal for outdoor dining, alongside a well-maintained lawn. To the rear, a substantial outbuilding provides further exciting potential, whether as a home office, gym, studio, or creative space.

To the front, the property benefits from an independent driveway providing off-street parking for two large vehicles or up to three smaller cars.

Perfectly positioned, the home is conveniently located close to excellent transport links, highly regarded local schools, the seafront, and Southend city centre, making it an ideal choice for families and commuters alike.

An internal viewing is highly recommended to fully appreciate the space, versatility, and lifestyle this wonderful home has to offer.

Entrance Hallway 15'0 x 5'8 + recess
Understairs storage cupboards.

Dual Aspect Lounge/Diner 29'8 x 11'7 < 10'5
Feature bay window to the front aspect and sliding doors to the rear aspect overlooking the garden.

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Kitchen/Breakfast Room 21'10 x 13'4

The kitchen is fitted with an extensive range of base and wall level storage units. There is a versatile seating area to the rear of the room overlooking the garden and ideal for dining.

Utility Room/Guest WC 11'4 x 5'8

First Floor Landing 17'5 x 7'4

Access to all bedrooms and the bathroom, a retractable pull down ladder leads to the loft space.

Bedroom One 16'1 x 10'9

Bedroom Two 13'10 x 10'2

Bedroom Three 10'1 x 7'9

Bedroom Four 8'6 x 6'7

Four Piece Family Bathroom 9'8 x 7'1

A large four piece suite with dual wash hand sink units and vast amount eaves and storage cupboards.

Loft Space 12'8 x 9'8

Accessible from the first floor landing via a retractable pull down ladder. Skylight window to the rear, eaves storage cupboards to all four aspects providing ample storage. This room offers a multitude of different uses and could be converted to a full use bedroom with en suite facility if required, subject to the usual consents.

Rear Garden

The rear garden extends to some 80 feet in depth and commences with a stunning patio area. The remainder is laid to lawn with a mature array of flowers, shrubs and trees. To the rear of the property, there is a self contained outbuilding with power, perfect for lots of different uses including storage, an office or gym.

Front

An independent driveway provides parking for either two large cars, or three smaller cars.





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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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