

Ist Call

SALES AND LETTINGS



Royston Avenue, Southend On Sea, SS2 4BW

Offers Over £425,000 - Freehold

**** GUIDE PRICE £425,000 - £450,000 **** This impressive three-bedroom semi-detached family home occupies a generous south-facing corner plot, offering bright, spacious accommodation throughout. Presented in excellent condition and available with no onward chain, the property is a wonderful opportunity for any discerning buyer. The well-appointed ground floor comprises a welcoming front lounge, an expansive 23'11 rear reception room ideal for both living and dining, along with a kitchen and convenient cloakroom. Upstairs, three comfortable bedrooms are served by a well-appointed family bathroom. The property retains much of its original character while benefitting from the practicality of gas central heating and double glazing throughout the majority of the home. A particular highlight is the detached garage and workshop — a rare and versatile asset that sets this property apart. Whether you're a hobbyist, home worker, or simply in need of serious storage, this substantial outbuilding offers genuine potential as a studio, gym, or dedicated workspace, all self-contained and separate from the main house. Situated in a popular location, residents will enjoy easy access to well-regarded local schools, shops, and everyday amenities. Early internal viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.

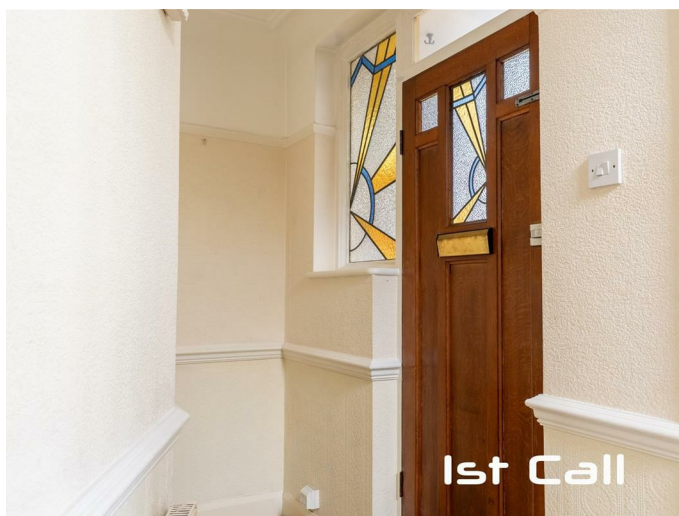
Accommodation Comprising

uPVC double glazed door leading to enclosed storm porch with double glazed window to front and obscure glazed window to side, tiled flooring, original oak front door with coloured lead lite insert leading to...

Entrance Hall



Original coloured lead lite 'sunburst' window to front, radiator, staircase to first floor, large understairs storage cupboard housing gas central heating boiler (not tested) and with obscure double glazed window to side, dado and picture rails, coved ceiling, doors off to...



Front Lounge 14' into bay x 10'10 (4.27m into bay x 3.30m)



Large double glazed bay window to front, original coloured lead lite window to side, radiator, feature fireplace with inset electric fire, coved ceiling with ceiling rose...



Lounge/ Diner 23'11 x 11' (7.29m x 3.35m)



Double glazed windows and french doors to rear garden, two radiators, boarded fireplace with timber surround, dado and picture rails, coved ceiling...



Lobby

Radiator, obscure double glazed window to side, door to...



Cloakroom



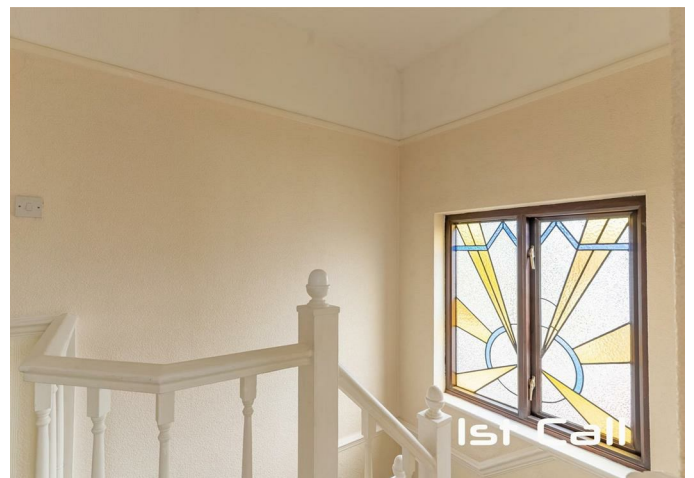
Kitchen/ Breakfast Room 16'10 x 6'10 (5.13m x 2.08m)

White suite comprising vanity wash hand basin and low level W.C., tiled splashbacks, obscure double glazed window to rear...



First Floor Landing

Range of fitted base units with complementing working surfaces over, inset single drainer sink unit, gas cooker, washing machine and tumble dryer to remain, matching range of wall mounted units, radiator, breakfast area, double glazed door and window to side, doorway to...



Large original coloured lead lite feature window to side, loft access, dado and picture rails, doors off to...

Bedroom 1 14'6 into bay x 10' (4.42m into bay x 3.05m)



Large double glazed bay window to front, radiator, built in wardrobe cupboards...

Bedroom 2 10'6 x 9'8 (3.20m x 2.95m)



Double glazed window to rear, radiator, smooth plastered covered ceiling...

Bedroom 3 8'5 x 6'4 (2.57m x 1.93m)



Double glazed window to front, radiator, picture rail, smooth plastered covered ceiling...

Separate W.C.

White low level W.C., obscure double glazed window to side...

Bathroom 7'5 x 6'7 (2.26m x 2.01m)



White suite comprising panelled bath with shower unit over, glazed shower screen, vanity wash hand basin, heated towel rail, tiled splashbacks, built in airing and storage cupboard housing hot water cylinder, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

Externally

Front Garden



Paved with flower/ shrub borders and gate providing side access...

Rear Garden



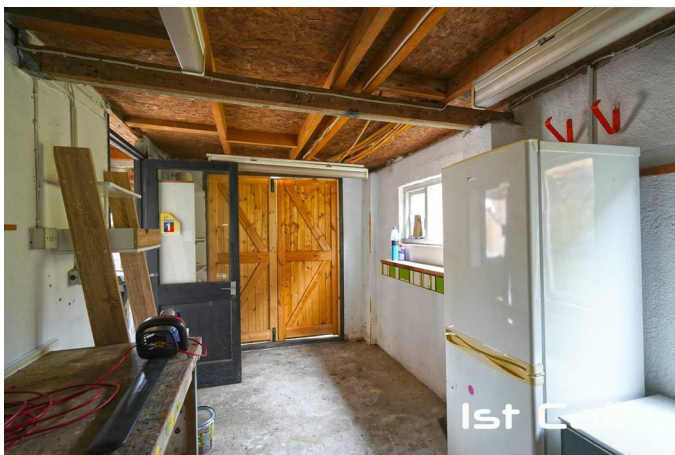
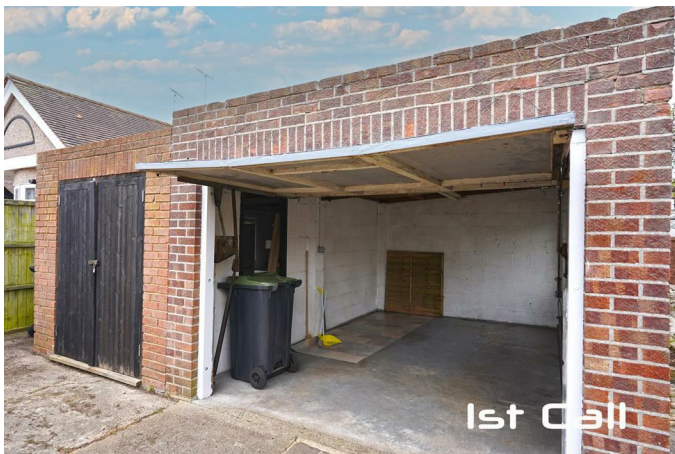
South facing and measuring approx. 70' in depth

comprising large paved patio area with lawn and flower/ shrub borders, gate providing access to front of property, access to...

Detached Garage & Workshop



Accessed via double gates from Lyndale Avenue with up & over door, power & light connected and comprising garage with additional workshop area to side and concreted hardstanding in front...



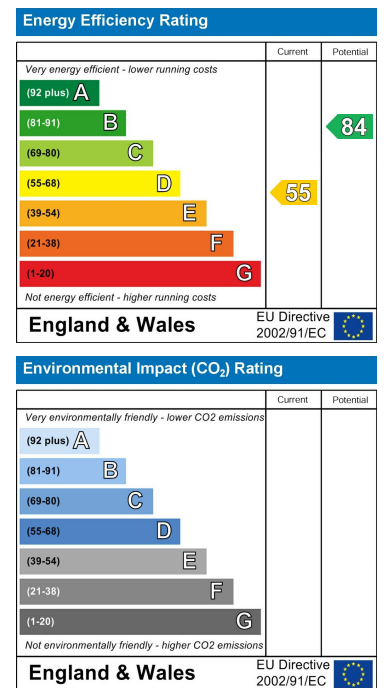
Floor Plan



Area Map



Energy Efficiency Graph



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