



Honiton Road | | Southend-on-Sea | SS1 2RT

Guide Price £475,000

**bear**  
*Estate Agents*



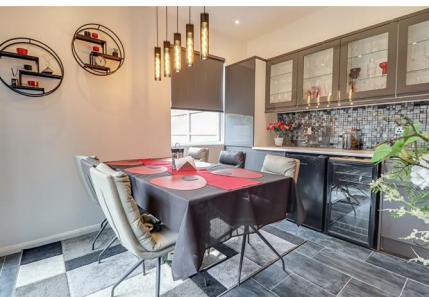
**Honiton Road |**  
**Southend-on-Sea | SS1 2RT**  
**Guide Price £475,000**

\* £475,000 - £525,000 \* Exceptional four-bedroom semi-detached home offering extensive and versatile living space, a stunning interior finish, a large loft room, and a generous rear garden, all set within a highly desirable Southend-on-Sea location.

- Four Bedroom Semi-Detached House
- Open Plan Kitchen with Breakfast Bar and Integrated Appliances
- Convenient Ground Floor WC and Ensuite to Master
- Stunning Four Piece Bathroom with a Jacuzzi Bath and Built-In TV
- Generous Rear Garden with Decking and Summerhouse
- Bay Fronted Lounge and Separate Sitting Room
- Dual Aspect Dining Room with Feature Fireplace
- Three Double Bedrooms and One Large Single Bedroom
- Spacious Loft Room accessed via Hidden Doors
- Off-Street Parking for up to Two Vehicles







This beautifully presented semi-detached house boasts spacious and thoughtfully designed accommodation throughout. The property opens with a porch and entrance hall featuring under stair storage. A bay-fronted lounge benefits from bi-folding doors leading into a sitting room with direct access to the rear garden. The heart of the home is the impressive open plan kitchen and dining area, with the kitchen offering a bay window, integrated appliances, and a breakfast bar, flowing seamlessly into a dual aspect dining room with a feature fireplace and access to the garden. A ground floor WC completes the downstairs layout. To the first floor, the landing provides storage and leads to a bay-fronted master bedroom with ample built-in wardrobes and a stylish ensuite shower room with additional storage. There are two further double bedrooms, a large single bedroom, and a stunning four-piece family bathroom featuring a jacuzzi bath and built-in TV. Hidden double doors from the landing reveal stairs leading to a spacious loft room, offering excellent additional versatility. Externally, the property boasts a generous laid-to-lawn rear garden with decking and access to a summerhouse, alongside side access and off-street parking to the front for up to two vehicles. Further benefits include double glazing and gas central heating.

Situated on Honiton Road in Southend-on-Sea, the property falls within the catchment area for Porters Grange Primary School and Nursery and Southchurch High School, while also being close to highly regarded grammar schools. The home is conveniently located near Southend East Train Station, bus links, and the A127, as well as the seafront, parks, local amenities, and the city centre, making it ideal for families and commuters alike.

## Four Bedroom Semi-Detached House

### Porch

5'7 x 4'11 (1.70m x 1.50m)

### Entrance Hall







## Lounge

16'5 x 13'4 (5.00m x 4.06m)

## Sitting Room

11'9 x 11'4 (3.58m x 3.45m)

## Kitchen

13'11 x 11'11 (4.24m x 3.63m)

## Dining Room

11'8 x 11'5 (3.56m x 3.48m)

## WC

4'5 x 2'11 (1.35m x 0.89m)

## Landing

## Bedroom One

14'11 x 12'0 (4.55m x 3.66m)

## Ensuite

7'3 x 4'11 (2.21m x 1.50m)

## Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

## Bedroom Three

11'7 x 9'6 (3.53m x 2.90m)

## Bedroom Four

11'1 x 7'8 (3.38m x 2.34m)

## Three Piece Bathroom

8'4 x 8'2 (2.54m x 2.49m)

## Loft Room

17'8 x 10'3 (5.38m x 3.12m)

## Garden

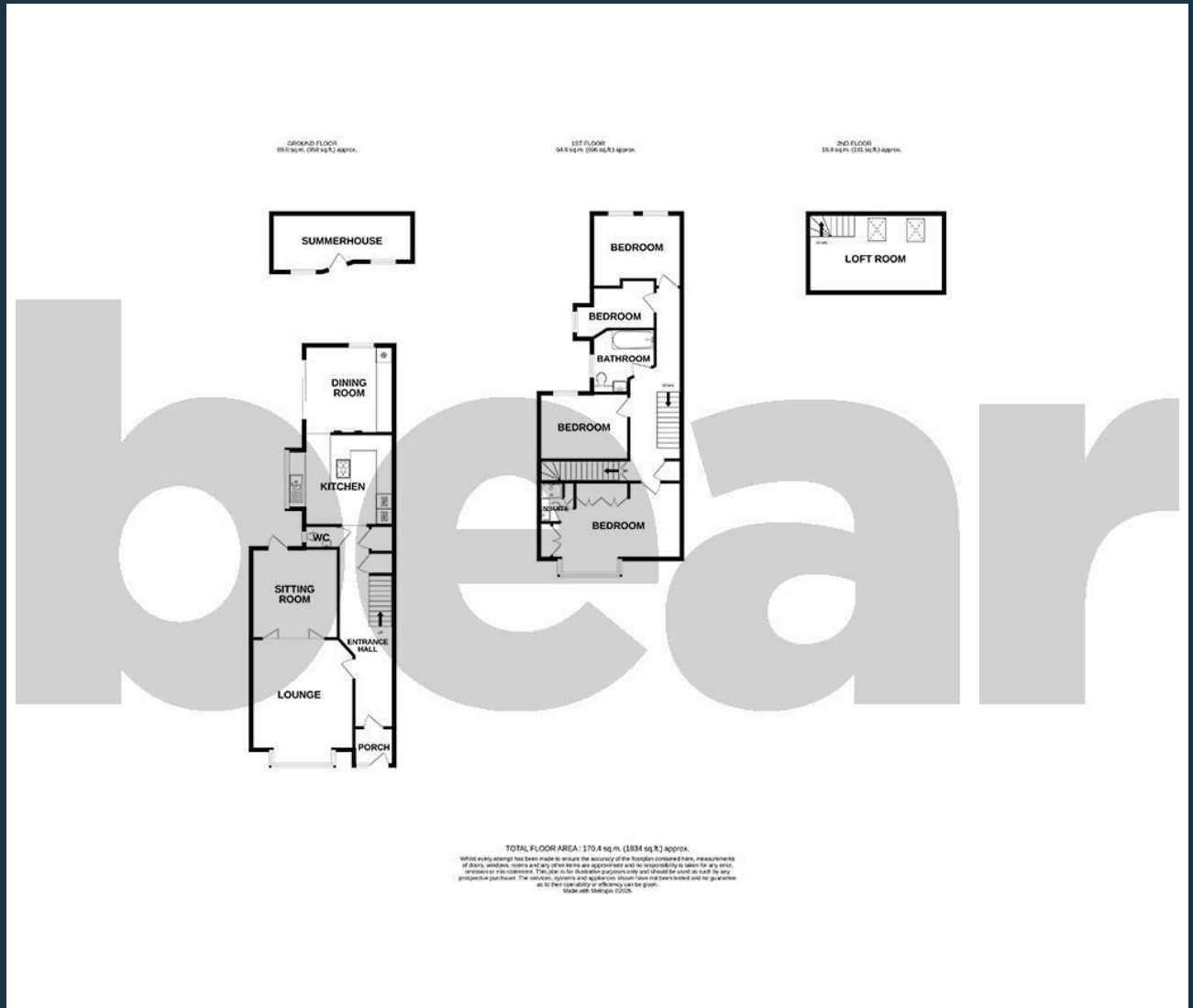
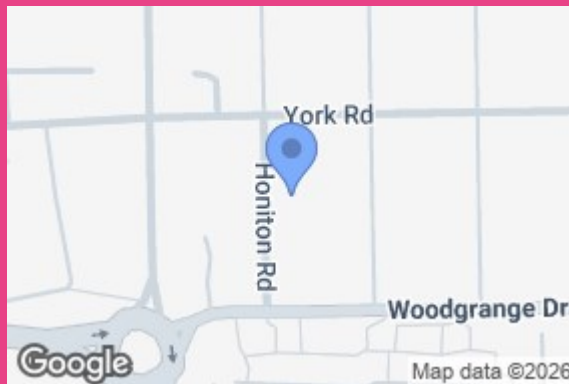
## Summerhouse

18'4 x 7'5 (5.59m x 2.26m)

## Off-Street Parking

## Side Access





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

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