



HUDSON ROAD

LEIGH-ON-SEA, SS9 5NX

GUIDE PRICE £340,000
FREEHOLD

* £340,000 - £355,000 * HUGE POTENTIAL TO EXTEND AND IMPROVE (STPP) - Three bedroom family home benefitting from ample off-street parking to the front and a private garage to the rear. Positioned on good sized plot in the heart of Eastwood, Leigh-on-Sea, close to sought after schools and easy access to the A127 and further travel links.

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- Three bedroom family home
- Huge potential to extend (STPP)
- Off-street parking for multiple vehicles
- Garage to rear
- Generous rear garden with side access
- Well regarded location close to sought after schools
- Easy each of convenient travel networks
- Double glazing and gas central heating
- A fantastic opportunity to create a special family home
- View today!



Nestled in the heart of the ever-popular Eastwood area, this attractive three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to create their ideal long-term home. Perfectly positioned within easy reach of highly regarded schools, local amenities, parks, regular bus services and the A127, the property is also conveniently located for London Southend Airport and nearby train stations, making it an excellent choice for families and commuters alike.

The accommodation is well-proportioned and thoughtfully arranged throughout, beginning with a welcoming porch leading into the entrance hall. The generous open-plan lounge and dining area provides an excellent space for both everyday family living and entertaining, with doors opening into a bright conservatory that enjoys pleasant views over the rear garden. The fitted kitchen offers ample storage and workspace, with scope for modernisation if desired.

The first floor comprises three well-sized bedrooms, all served by a contemporary three-piece family bathroom.

Externally, the property continues to impress with off-street parking to the front, a private rear garden and convenient side and rear access. Additional benefits include double glazing throughout and gas central

heating.

One of the property's standout features is the exceptional scope it offers for future enlargement. Subject to the necessary planning permissions, there is significant potential to extend to the side, rear and into the loft, allowing purchasers to substantially increase the living accommodation to suit their growing needs. Whether you're looking to create a stunning open-plan kitchen/family room, add further reception space or additional bedrooms and bathrooms, this home offers a fantastic blank canvas with outstanding potential to add both space and value.

Offering a superb combination of comfortable accommodation, an excellent location and tremendous development potential, this is a rare opportunity to secure a home that can grow alongside your family for many years to come.

Three bedroom family home

Porch

Entrance hallway

Lounge/diner 22'11 x 10'7 > 8'1

Kitchen 10'8 x 7'2

Conservatory 10'8 x 7'11

Stairs to first floor

Bedroom one 12'11 x 10'7 (max)

Bedroom two 11'(max) x 10'5

Bedroom three 10'1 x 7'4

Bathroom 6'5 x 5'8

Large rear garden offering potential to extend (ST

Off-street parking

Garage to rear

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Floor plan of the first floor. The layout includes a large **LOUNGE/ DINER** area on the left, a **KITCHEN** area on the right, and a **CONSERVATORY** at the top. A staircase labeled **UP** is located between the kitchen and the lounge/diner. A **PORCH** is accessible from the kitchen area.

Floor plan of the first floor. The layout includes three bedrooms, a bathroom, and a central landing. The bedrooms are located at the top left, bottom left, and bottom right. The bathroom is at the top right, containing a bathtub, toilet, and sink. The landing is in the center, featuring a staircase with a 'DOWN' arrow pointing to the right.

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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>		61	86
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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