



Bournemouth Park Road | | Southend-on-Sea | SS2 5LZ

Price Guide £425,000

bear
Estate Agents

**Bournemouth Park Road |
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Price Guide £425,000**

* £425,000 - £450,000 * Beautifully presented and deceptively spacious, this three-bedroom semi-detached bungalow boasts an impressive rear garden complete with a superb garden room and bar, generous living accommodation, and a convenient Southend-on-Sea location close to amenities and transport links.

- Well Presented Semi-Detached Bungalow
- WC/Utility Room
- Four Piece Family Bathroom
- Garden Room and Bar with Log Burner
- Double Glazing
- Spacious Lounge through to the Kitchen/Diner
- Three Bedrooms
- Extensive Rear Garden
- Off-Street Parking
- Gas Central Heating





This attractive semi-detached bungalow offers versatile accommodation throughout and is perfectly suited to families and downsizers alike. Accessed via a porch, the property opens into a welcoming entrance hall which leads through to the lounge. The lounge seamlessly opens into a spacious kitchen/diner, creating an ideal space for entertaining and everyday living. French doors provide direct access to the rear garden, whilst the kitchen further leads into a useful WC/utility room which also benefits from garden access. The accommodation comprises three bedrooms, including a generous dual aspect bay fronted master bedroom enhanced by charming stained glass windows to the side aspect. A second double bedroom and a single bedroom provide further flexibility, whilst a sizeable four-piece bathroom completes the interior and features both a bath and a separate shower cubicle. Externally, the property enjoys an extensive laid-to-lawn rear garden with a patio seating area. At the rear of the garden, a second patio and decking area create a wonderful setting for entertaining, leading to an impressive connected garden room and bar. Complete with a feature log burner, this versatile space offers excellent potential as a home office, entertaining area, or hobby room. Further benefits include off-street parking to the front, double glazing, and gas central heating as well as a fully boarded loft which is accessed via the lounge.

Situated on Bournemouth Park Road in Southend-on-Sea, the property is within catchment for local schools and enjoys excellent access to bus links, Prittlewell Train Station, and Southend East Train Station. Southend City Centre, local parks, and a wealth of amenities are also within easy reach.

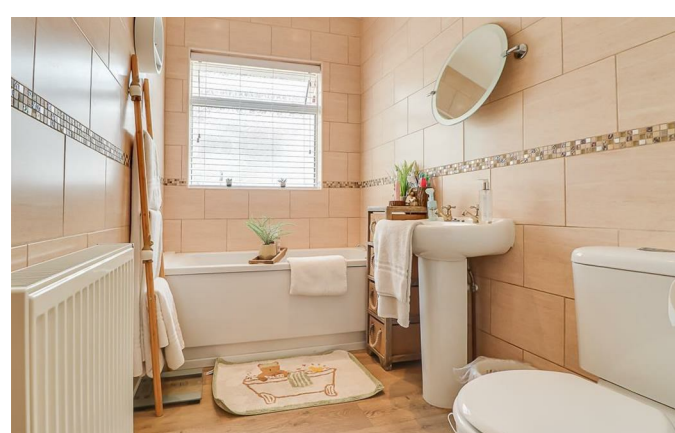
Three Bedroom Semi-Detached Bungalow

Porch

3'5 x 2'5 (1.04m x 0.74m)

Entrance Hall

13'6 x 2'6 > 9'1 x 3'4 (4.11m x 0.76m > 2.77m x 1.02m)



Lounge

12'2 x 12'1 (3.71m x 3.68m)

Kitchen/Diner

16'7 x 8'6 (5.05m x 2.59m)

WC/Utility Room

9'3 x 5'7 (2.82m x 1.70m)

Bedroom One

15'0 x 11'9 (4.57m x 3.58m)

Bedroom Two

12'4 x 9'4 (3.76m x 2.84m)

Bedroom Three

9'2 x 7'6 (2.79m x 2.29m)

Four Piece Bathroom

12'0 x 5'7 (3.66m x 1.70m)

Garden

Garden Room

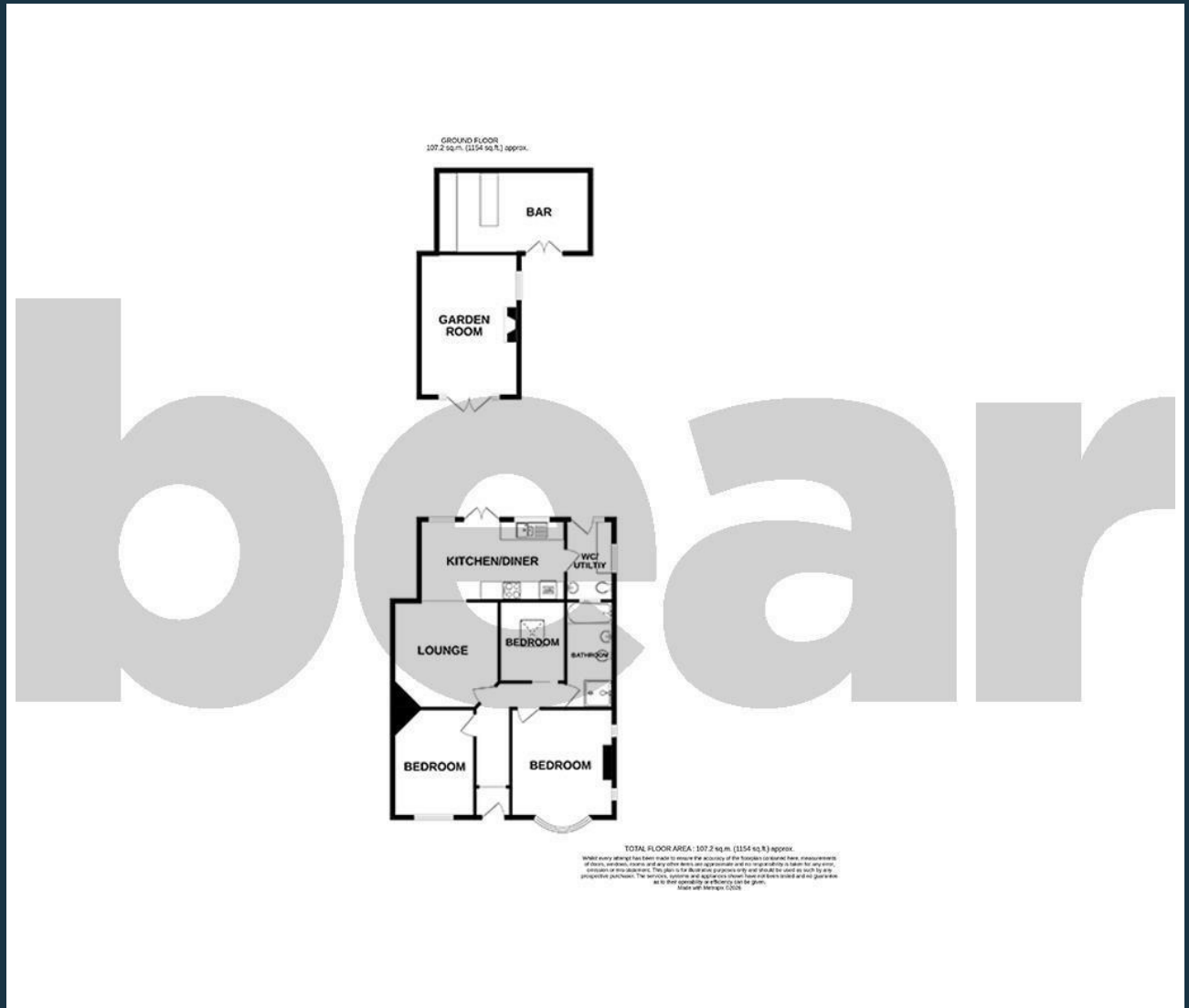
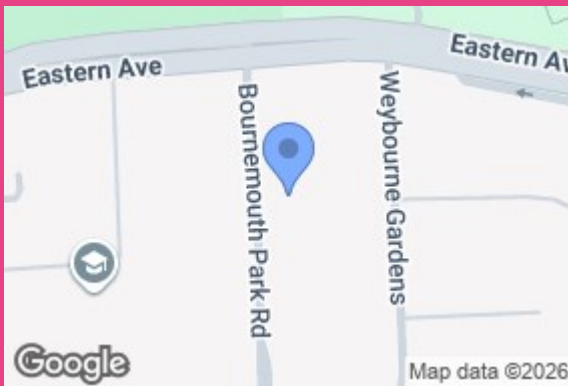
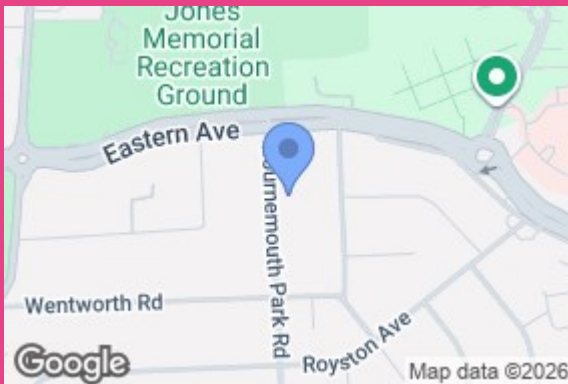
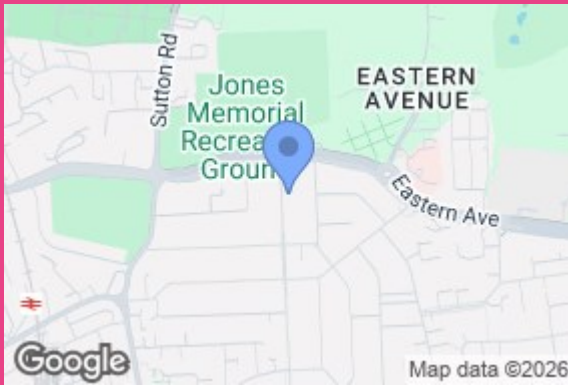
16'3 x 11'4 (4.95m x 3.45m)

Bar

17'4 x 9'5 (5.28m x 2.87m)

Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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