



444 Victoria Avenue



RICHARD
POYNTZ

444 Victoria Avenue Southend-On-Sea SS2 6ND

£375,000



Situated in a highly convenient location, within easy reach of Southend City Centre, the A127, local shops, and well-regarded schools, including Southend High School for Boys, together with Southend Hospital and the airport, this charming three-bedroom detached bungalow enjoys a wonderful setting backing directly onto Priory Park. Set well back from the road along a tree-lined avenue, the property boasts extensive off-street parking, a garage, and a generous rear garden.

The accommodation is both versatile and inviting, commencing with a spacious central entrance hall that could equally serve as an additional reception or dining area. To the front, the lounge offers a welcoming space with its large triple-glazed bay window, while three bedrooms and a well-planned shower room provide comfortable living. To the rear, the fitted kitchen opens into a double-glazed conservatory, perfectly positioned to enjoy views across the delightful garden.

With its enviable setting, generous plot, and the added benefit of being offered with No Onward Chain, this is a home that combines character, practicality, and opportunity in equal measure.



Hall

Double-glazed entrance door with an adjacent double-glazed door connecting to a spacious entrance hall/dining room

Dining Room

12'3 x 11'6 (3.73m x 3.51m)

Coving to ceiling, picture rail, doors connect to the accommodation, ample space if needed for dining room table or chairs.

Lounge

17'3 into bay window x 12'1 (5.26m into bay window x 3.68m)

A large double-glazed bay window with secondary glazed units overlooks the front elevation, complemented by a radiator and feature fireplace. A generously sized room enjoying an attractive outlook to the front.

Kitchen

14' x 8'6 (4.27m x 2.59m)

The kitchen is fitted with a range of oak-style fronted units to both eye and base level, complemented by work



surfaces and an inset stainless steel sink. A wall-mounted gas-fired boiler and radiator are positioned here, along with space for a small dining table. A rear door provides direct access into the conservatory.

Conservatory

11'5 x 11'9 (3.48m x 3.58m)

Double-glazed windows to three elevations with doors opening onto the delightful rear garden.

Bedroom One

12'4 x 12'1 (3.76m x 3.68m)

Double-glazed window to the rear elevation, secondary glazed window, coving to the ceiling, and radiator.

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)

Double-glazed bay window to the front elevation, secondary glazed unit, picture rail, radiator.

Bedroom Three/Study

11'9 x 6'3 (3.58m x 1.91m)

Secondary glazed and double-glazed window to the side elevation.

Bathroom

Corner panelled bath, pedestal wash hand basin, low level wc and shower cubicle, tiling to the walls, obscure double glazed window to the side elevation, radiator.

Exterior

Front Garden

Set well back from the road along this attractive tree-lined avenue, the property enjoys extensive off-street parking for several vehicles, together with side access.

Rear Garden

The rear garden commences with a crazy-paved patio area, ideal for seating, with the remainder being mainly laid to lawn. Well-kept and generously proportioned, the garden offers excellent seclusion from neighbouring properties and backs directly onto Priory Park, providing a delightful outlook and sense of space.

Garage

With doors



GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

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