



Royston Avenue | | Southend-on-Sea | SS2 4BW

£425,000

**bear**  
*Estate Agents*

**Royston Avenue |  
Southend-on-Sea | SS2 4BW  
£425,000**

\* No Onward Chain \* Characterful three-bedroom semi-detached home offering spacious living accommodation, a large South-facing garden, and a garage with workshop, all set within a convenient Southend-on-Sea location.

- Three Bedroom Semi-Detached House
- Bay Fronted Lounge with a Feature Fireplace
- Kitchen with Space for a Breakfast Table
- Two Piece Bathroom and Separate WC
- Garage and Workshop
- Character Features Throughout
- Open Plan Family Room
- Ground Floor WC
- South Facing Rear Garden
- Double Glazing and Gas Central Heating



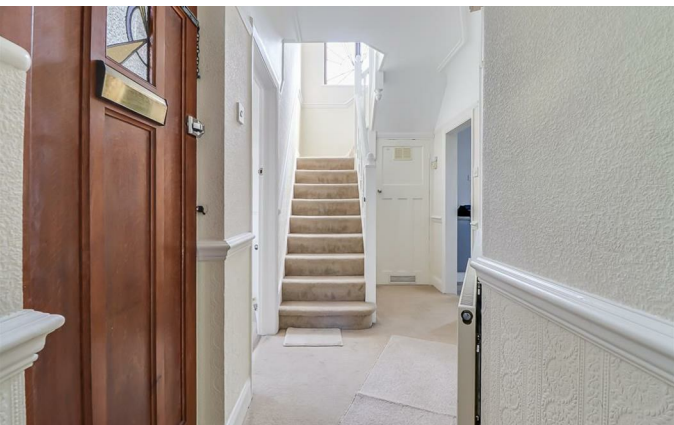


This charming semi-detached house combines character features with generous living space, making it an ideal family home. The property opens with a porch leading into an entrance hall with under stair storage. A bay-fronted lounge features a beautiful diamond stained glass window to the side aspect and a feature fireplace, creating a warm and inviting reception room. To the rear, a sizeable open plan family room offers ample space for both dining and living, while the good-sized kitchen provides room for a breakfast table and access to the garden from the side. An inner lobby and convenient WC complete the ground floor accommodation. To the first floor, the landing benefits from a feature stained glass window and leads to a bay-fronted master bedroom with built-in wardrobes, alongside a second double bedroom and a single bedroom. A two-piece bathroom and separate WC complete the upstairs layout. Externally, the property boasts a large South-facing rear garden with lawn and patio areas, ideal for entertaining and family use. There is also a garage and workshop to the rear with side access. Further benefits include double glazing and gas central heating.

Situated on Royston Avenue in Southend-on-Sea, the property is within catchment of local schools and conveniently located close to parks, amenities, bus links, and Prittlewell Train Station. The A127 and city centre are also within easy reach, making this an ideal home for families and commuters alike.

### Three Bedroom Semi-Detached House Porch





## Entrance Hall

## Lounge

14'0 x 10'10 (4.27m x 3.30m)

## Family Room

23'11 x 11'0 (7.29m x 3.35m)

## Kitchen

16'10 x 6'10 (5.13m x 2.08m)

## Lobby

## Ground Floor WC

## Landing

## Bedroom One

14'6 x 10'0 (4.42m x 3.05m)

## Bedroom Two

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

## Bedroom Three

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

## Two Piece Bathroom

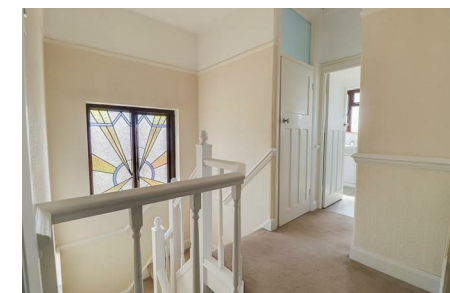
7'5 x 6'7 (2.26m x 2.01m)

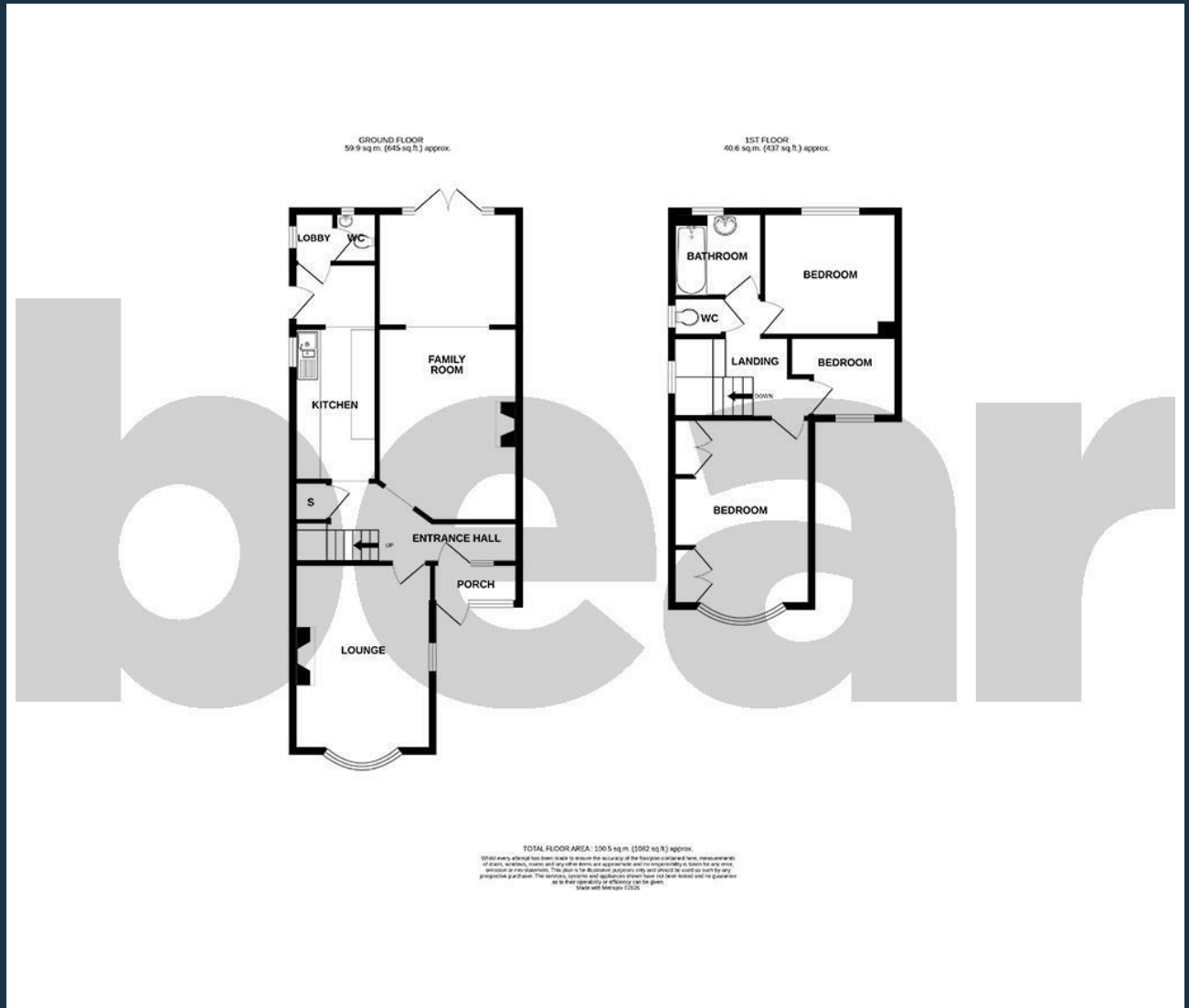
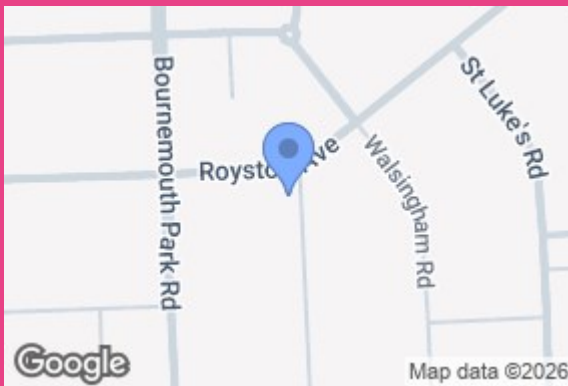
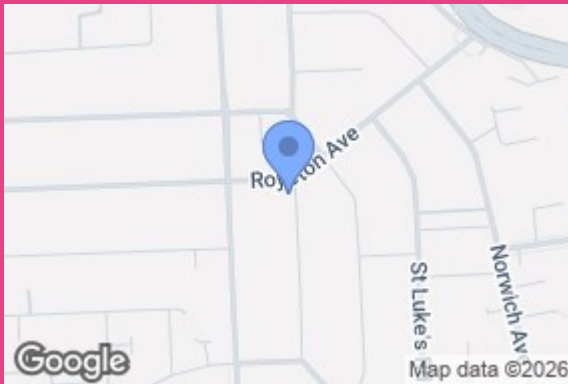
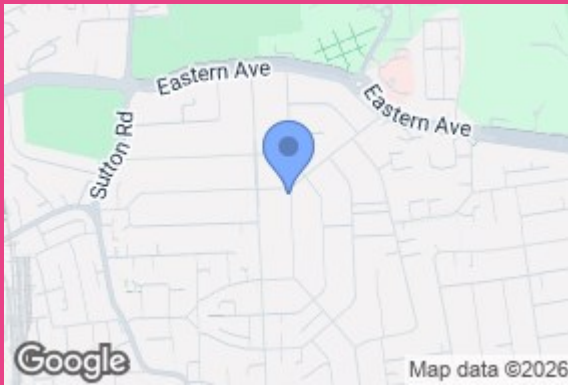
## WC

## South Facing Garden

## Garage

## Workshop





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 55                      |           |
| (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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