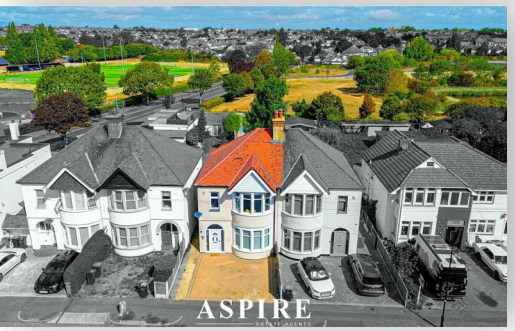
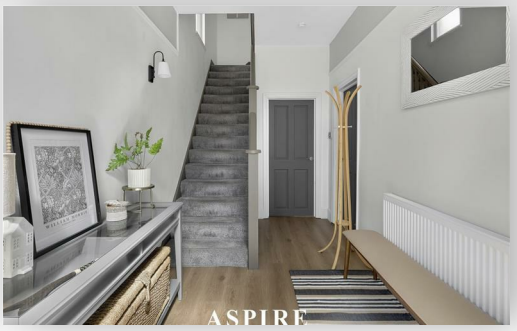
To arrange a viewing contact us today on 01268 777400

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Shaftesbury Avenue, Southend-On-Sea Guide price £500,000

*** GUIDE PRICE £500,000 - £550,000 ***
Aspire are delighted to present this substantial three-bedroom semi-detached family home, occupying a fantastic position just moments from Southend seafront and backing directly onto Southchurch Park Nature Reserve.

Beautifully presented and recently decorated throughout, the property offers generous accommodation perfectly suited to growing families. A standout feature is the exceptional rear garden extending to approximately 110ft, providing fantastic space for entertaining, relaxing and family life.

The ground floor begins with a spacious entrance hallway leading to a separate bay-fronted lounge and an impressive living/dining room spanning the rear of the home, with French doors opening directly onto the garden. The modern fitted kitchen features Quartz worktops and integrated appliances, with planning permission already granted for a kitchen extension. A convenient ground floor cloakroom completes the accommodation.

Upstairs are three generously proportioned bedrooms, with new glazed windows recently fitted, alongside a modern four-piece family bathroom with new flooring. The boiler and bathroom ventilation have also been inspected and benefit from a warranty.

Significant improvements have been made to the home, including the entire roof being re-felted and re-tiled with a 10-year warranty, while the property has also been fully damp-proofed with a warranty for added peace of mind.

Entrance Hall
13'3" x 6'6" (4.04 x 1.99)
A spacious and welcoming entrance hallway accessed via a uPVC double glazed front door with obscure glazed inserts and side panels. Stairs rise to the first floor with a useful built-in understairs storage cupboard, picture rail and radiator. Doors provide access to the principal ground-floor accommodation.

Lounge
15'8" x 11'4" (4.80 x 3.47)
A bright separate reception room featuring a uPVC double glazed bay window to the front aspect and radiator. An ideal space for relaxing away from the main family living area.

Living / Dining Room
18'10" x 14'3" (5.75 x 4.36)
An impressive and versatile reception space providing plenty of room for both lounge and dining furniture. A uPVC double glazed window overlooks the rear garden alongside French doors opening directly outside, creating an excellent connection between the internal and external entertaining spaces.

Further features include two radiators and access into the kitchen.

Ground Floor Cloakroom / WC
Conveniently positioned on the ground floor and fitted with a low-level WC and wash hand basin.

Kitchen
10'2" x 7'6" (3.10 x 2.29)
A modern and well-equipped kitchen fitted with a comprehensive range of wall and base level units and drawers, complemented by Quartz worktops and matching upstands.

Features include a recessed one-and-a-quarter bowl sink with grooved drainer, rinser-style mixer tap and separate instant hot water tap. Integrated appliances include an AEG gas hob with stainless steel splashback and extractor above, AEG electric oven, warming drawer, microwave, fridge/freezer and dishwasher.

A uPVC double glazed window overlooks the rear garden while a side door provides direct garden access. Radiator.

First Floor Landing
9'6" x 5'11" (2.92 x 1.82)
First-floor landing with balustrade, uPVC double glazed obscure window to the side aspect and loft access. Doors lead to all first-floor accommodation.

Bedroom One
15'8" x 11'5" (4.78 x 3.50)
A generous principal bedroom featuring a uPVC double glazed bay window to the front aspect, picture rail and radiator.

Bedroom Two
14'6" x 12'0" (4.44 x 3.67)
A spacious double bedroom with a uPVC double glazed window overlooking the impressive rear garden and Southchurch Park Nature Reserve beyond. Picture rail and radiator.

Bedroom Three
8'10" x 6'6" (2.71 x 1.99)
A well-proportioned third bedroom with space to accommodate a double bed. uPVC double glazed window to the front aspect, picture rail and radiator.

Family Bathroom
A modern four-piece family bathroom comprising a panel-enclosed bath with mixer tap and shower attachment, separate enclosed shower, low-level WC and pedestal wash hand basin.

Further features include complementary tiled walls, tiled flooring, heated towel rail, extractor fan and uPVC double glazed obscure window to the rear aspect.

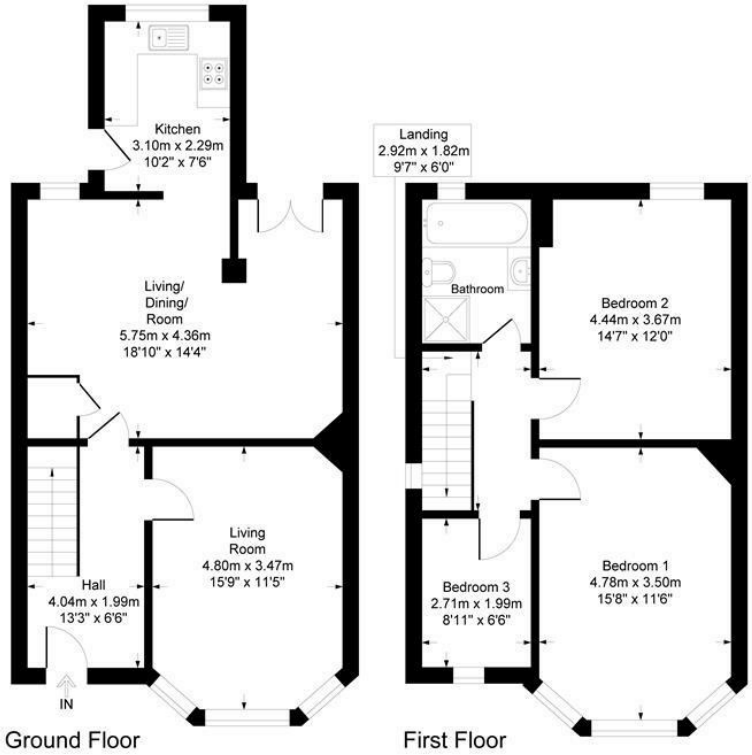
Rear Garden
An exceptional rear garden providing a fantastic amount of outside space and enjoying the added benefit of backing onto Southchurch Park Nature Reserve.

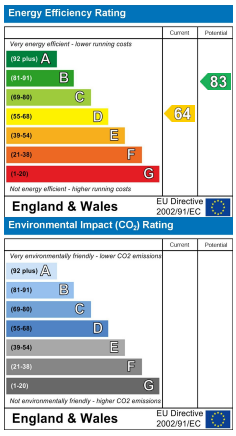
The garden commences with a patio area ideal for outdoor seating and entertaining, with further lawned and shingled sections extending towards the rear. Additional shingled area, outside tap and gated side access via a shared sideway.

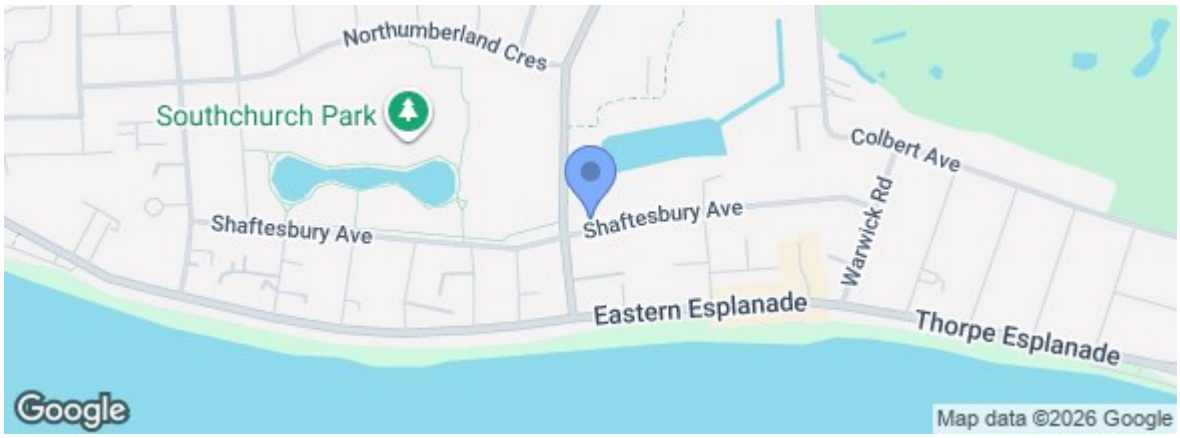
Frontage
The block-paved frontage with dropped kerb provides convenient off-street parking for approximately two/three vehicles. Shared side access leads through to the rear garden.

105 Shaftesbury Avenue

Approximate Gross Internal Floor Area = 109.4 sq m / 1178 sq ft







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