



Northumberland Crescent | | Southend-on-Sea | SS1 2XA

Offers Over £525,000

**bear**  
*Estate Agents*

**Northumberland Crescent |  
Southend-on-Sea | SS1 2XA  
Offers Over £525,000**

\* No Onward Chain \* A spacious semi-detached family home positioned on the highly sought-after Northumberland Crescent overlooking Southchurch Park. Offering generous accommodation throughout, multiple reception rooms and a large rear garden, this characterful property is ideally suited to family living while being conveniently located close to the seafront, schools and excellent transport links.

- Semi-Detached Family Home with No Onward Chain
- Bay Fronted Lounge with a Feature Fireplace
- Large Kitchen/Breakfast Room and a utility Room
- Two Further Double Bedrooms and One Single
- Generous Rear Garden
- Sought-After Northumberland Crescent Overlooking Southchurch Park
- Dining Room with a Feature Fireplace and French Doors
- Bay Fronted Master Bedroom with Built-In Wardrobes
- Three Piece Family Bathroom and External WC
- Double Glazing and Gas Central Heating





The property begins with a porch which leads into a welcoming entrance hall, complete with useful built-in storage. To the front of the home is a charming bay fronted lounge featuring a characterful fireplace, creating a cosy and inviting living space. The dining room sits to the rear and also benefits from a feature fireplace, along with French doors that open out onto the garden, making it an ideal space for family meals and entertaining. The large kitchen/breakfast room provides ample workspace and storage, with plenty of room for informal dining. From here, the layout continues into a practical utility room which also offers a courtesy side door leading directly into the garden. Upstairs, the landing provides further built-in storage and leads to four bedrooms. The bay fronted master bedroom is a particularly generous space and benefits from ample built-in wardrobes. Two further double bedrooms provide comfortable accommodation, while the fourth bedroom, a single, features a bay window that allows natural light to flood the room. A well presented three piece family bathroom completes the first floor. Externally, the property boasts a generous rear garden which offers excellent space for outdoor seating, entertaining and family activities. There is also the benefit of an external WC. Additional features include double glazing and gas central heating.

Situated on the desirable Northumberland Crescent in Southend-on-Sea, the property enjoys an enviable outlook over Southchurch Park. The home falls within catchment of Greenways Primary School and Southchurch High School, whilst also being within easy reach of several highly regarded grammar schools. The location offers convenient access to the nearby Southend Seafront, along with local amenities and bus links. Rail connections can be found at Southend East Railway Station, providing direct routes into London and surrounding areas.

## Four Bedroom Semi-Detached House

Porch

Entrance Hall



## Lounge

17'7 x 13'3 (5.36m x 4.04m)

## Dining Room

13'3 x 12'10 (4.04m x 3.91m)

## Kitchen/Breakfast Room

16'10 x 9'10 (5.13m x 3.00m)

## Utility Room

8'6 x 6'4 (2.59m x 1.93m)

## Landing

## Bedroom One

17'5 x 10'6 (5.31m x 3.20m)

## Bedroom Two

13'8 x 12'11 (4.17m x 3.94m)

## Bedroom Three

12'7 x 9'10 (3.84m x 3.00m)

## Bedroom Four

9'11 x 6'11 (3.02m x 2.11m)

## Three Piece Bathroom

7'8 x 6'10 (2.34m x 2.08m)

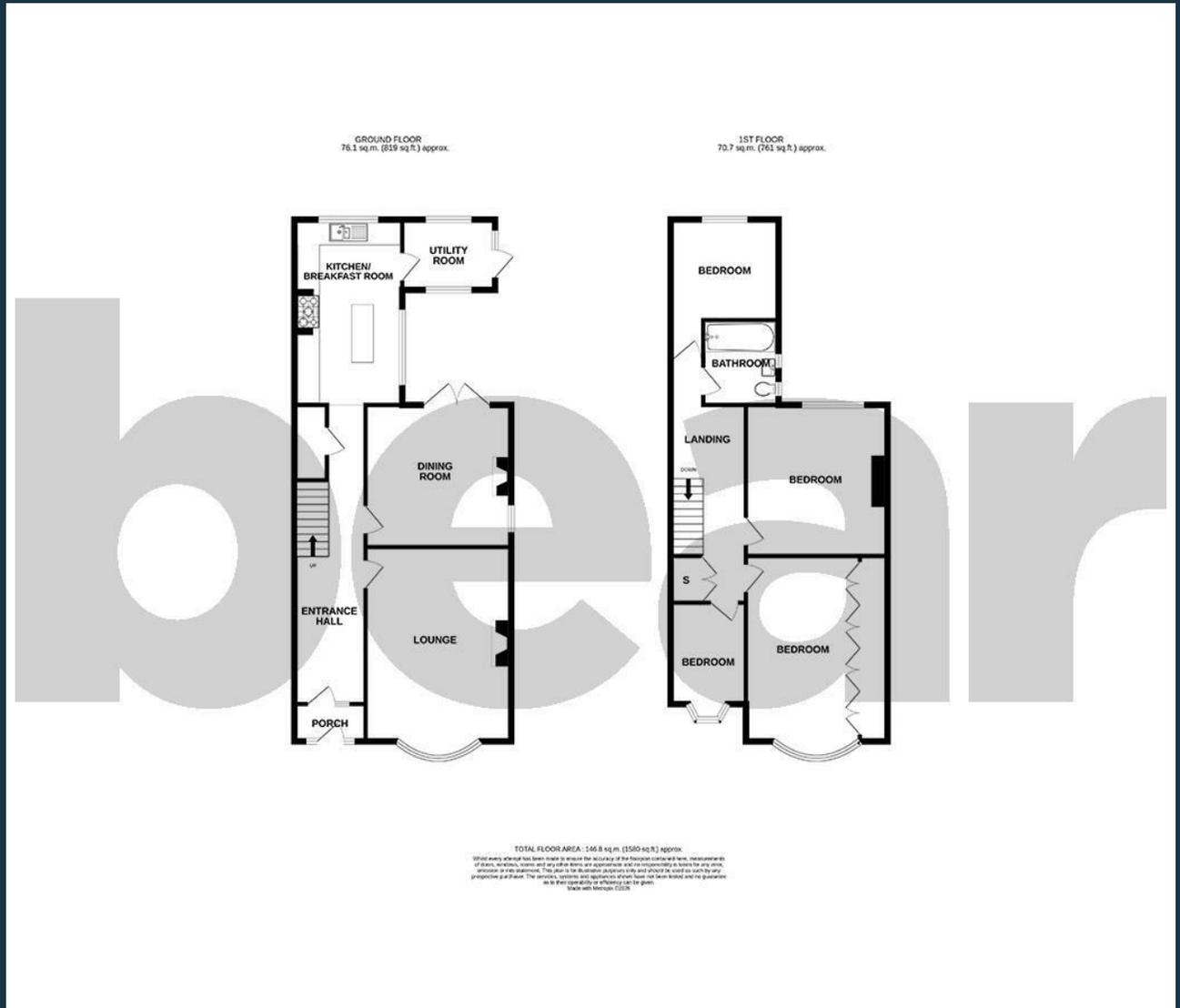
## Storage

## Garden

## Agents Notes

There is potential for off-street parking STPP.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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