

**SCOTT &  
STAPLETON**

**ACACIA DRIVE**  
Southend-On-Sea, SS1 3JU  
**£1,850 PCM**





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Scott & Stapleton are delighted to offer for rent this superb modern house located in a highly desirable location just yards from Thorpe Bay mainline railway station & Broadway.

This fabulous property benefits from 3 good size bedrooms with the master having fitted wardrobes & a luxury en suite shower room, there is also a modern fitted family bathroom. The ground floor boasts a full width lounge, luxury fitted kitchen/diner with integrated appliances & a ground floor cloakroom/utility.

Externally is a neat courtyard style garden, extensive communal gardens plus a secure, allocated parking space.

Available immediately.



## Accommodation comprises

Composite style entrance door to side leading to entrance hall.

## Entrance hall

5 x 2 reducing to 1.2 (16'4" x 6'6" reducing to 3'11")  
Stairs to first floor with understairs storage cupboard, Amtico style flooring, coved ceiling.

## Lounge

5 x 3 (16'4" x 9'10")  
Bright room with 2 UPVC double glazed windows to front. 2 radiators, coved ceiling.

## Kitchen/diner

5 x 3.3 (16'4" x 10'9")  
UPVC double glazed french doors to rear on to garden, further UPVC double glazed window to rear. Luxury fitted base & eye level units with matching drawer pack. Integrated appliances including electric oven, microwave, induction hob, extractor fan, fridge/freezer, dishwasher & wine cooler, Quartz worktops with matching upstand, inset one and a quarter bowl sink unit with mixer tap, wall mounted Vaillant combination boiler in matching cupboard, tiled floor, radiator.

## Ground floor cloakroom/utility

2.2 x 1.3 (7'2" x 4'3")  
Obscure UPVC double glazed window to side. Low level WC, pedestal wash hand basin with mixer tap, fitted mirrored cupboard. Fitted worktop to one wall with washing machine & tumble dryer beneath, eye level cupboards, Amtico style flooring, radiator.

## First floor landing

3.2 x 2 (10'5" x 6'6")  
Loft access, coved ceiling.

## Bedroom 1

3.4 x 3 (11'1" x 9'10")  
UPVC double glazed window to front. Range of luxury fitted wardrobes to 1 wall, raditor, coved ceiling.

## En suite

2.7 x 1.5 (8'10" x 4'11")  
Obscure UPVC double glazed window to front. Luxury suite comprising of double shower cubicle, low level WC & wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, fitted mirror, shaver point, ceiling spotlights, extractor fan.

## Bedroom 2

3.3 x 2.7 (10'9" x 8'10")  
UPVC double glazed window to rear. Radiator, coved ceiling.

## Bedroom 3

3.3 x 2.2 (10'9" x 7'2")  
UPVC double glazed window to rear. Radiator, coved ceiling.

## Bathroom

2.3 x 1.7 (7'6" x 5'6")  
Obscure UPVC double glazed window to side. Luxury suite comprising of panelled bath with mixer tap, shower attachment & glass screen, low level WC & wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, fitted mirror, ceiling spotlights, extractor fan.

## Externally

To the rear the property benefits from a courtyard style garden with hedged boundary & access to the communal gardens and parking area.  
Secure allocated parking space for 1 car.

