



## COLE AVENUE SOUTHEND-ON-SEA, SS2 6BH

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME POSITIONED ON THE WELL REGARDED EKCO PARK DEVELOPMENT. BOASTING AMPLE OFF-STREET PARKING, A CONVENIENT GROUND-FLOOR WC AND A QUIET, YET CONVENIENT LOCATION CLOSE TO TRAVEL LINKS, AMENITIES, HIGH PERFORMANCE SCHOOLS (INCLUDING GRAMMAR SCHOOLS) AND SOUTHEND AIRPORT.

**GUIDE PRICE £395,000  
FREEHOLD**

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# COLE AVENUE

- Beautifully presented home with three generous size bedrooms
- Adjacent driveway for two cars
- Beautifully presented interiors throughout
- Convenient ground-floor WC (can be converted into a wet room if desired)
- Stylish open-plan living accommodation
- Low maintenance rear garden
- Two first-floor bathrooms including en-suite to master bedroom
- Quiet yet convenient location - popular Ekco Park development
- Within easy reach of well regarded schools and amenities
- Easy access to travel links into Central London



\*\* TRULY BEAUTIFUL HOME IS WONDERFULLY PRESENTED THROUGHOUT ALONG WITH A GENEROUS SIZE GARDEN & AMPLE PARKING ON THIS HIGHLY SOUGHT AFTER MODERN DEVELOPMENT STILL UNDER NHBC - GUIDE PRICE £395,000-£410,000 \*\*

RP&C Estate Agents are delighted to present this stylish semi-detached home, perfectly positioned within the sought-after Ekco Park development. Stepping inside, you're welcomed by a bright and spacious entrance hall with a large guest WC, which offers potential to be adapted into a wet room if desired. The sleek fitted kitchen, complete with integrated appliances, flows seamlessly into a versatile dining and living area, creating a wonderful open-plan space ideal for both family living and entertaining. French doors open onto the rear garden, providing a natural extension to the home. Upstairs, you'll find three generously sized bedrooms, including a master with its own en-suite, alongside a contemporary family bathroom. Outside, the property enjoys a well-maintained garden and a private, adjacent driveway with parking for two vehicles.

The home further benefits from full double glazing and gas central heating. Its location is second to none, being within easy reach of major rail links offering direct services to London Liverpool Street,

excellent local schools, and just a short stroll from Southend city centre, its iconic parks, and the picturesque seafront. With a guide price of £395,000 – £410,000, this property represents an excellent opportunity for buyers seeking their next dream home.

**Three bedroom semi-detached house**

**Entrance hallway**

**Ground-floor WC**

**Open plan lounge/kitchen/diner**

**Kitchen area 11'5 x 10'5**

**Lounge/dining area 19'2 (max) x 17'9 (max)**

**Stairs to first floor**

**Bedroom one 10'2 x 9'9**

**En-suite shower room 8'5 x 4'9**

**Bedroom two 11'4 x 9'**

**Bedroom three 8'10 x 8'5**

**Family bathroom 7'4 x 6'4**

**Low maintenance rear garden**

**Off-street parking**

## COLE AVENUE







## ADDITIONAL INFORMATION

**Local Authority** – Southend

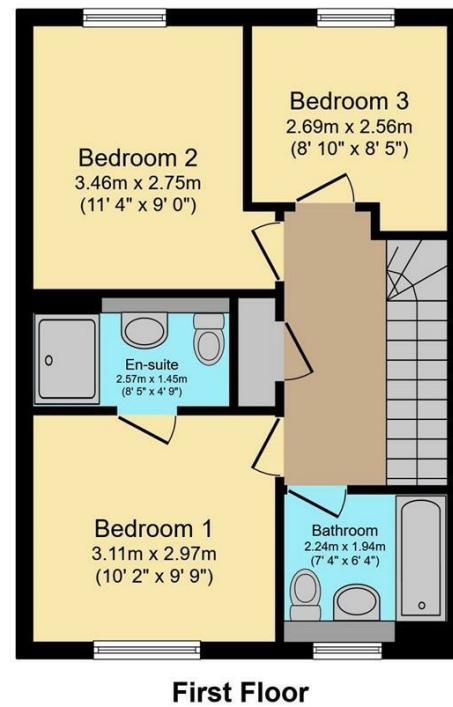
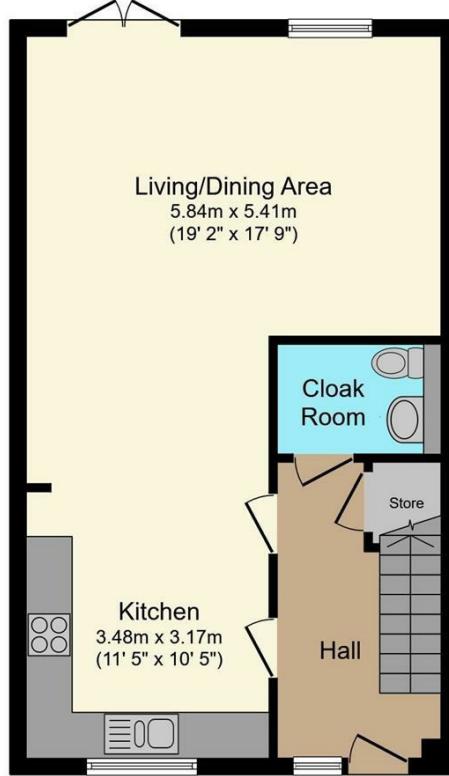
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1022.57 sq ft

**Tenure** – Freehold





Total floor area 94.5 m<sup>2</sup> (1,017 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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