bear
Estate Agents

* £550,000- £575,000 * BAY FRONTED LOUNGE * OFFICE * IMPRESSIVE KITCHEN FAMILY ROOM * SEPARATE UTILITY * TWO BATHROOMS * Set along the ever-popular tree lined Kensington Road, this beautifully extended semi-detached home combines generous proportions with contemporary family living, all within easy reach of Southend's seafront and everyday amenities. The accommodation has been thoughtfully arranged to offer both flexibility and functionality. A bay fronted lounge to the front of the property provides an ideal space for relaxing and entertaining, while to the rear, the home opens into a striking open-plan kitchen, dining and family room. Designed with modern living in mind, this impressive space forms the heart of the home, seamlessly connecting cooking, dining and socialising. A separate utility room keeps the practicalities out of sight, and a stylish ground floor shower room adds further convenience. There is also the additional of a study off the kitchen. Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family, complemented by a contemporary family bathroom. Outside, the property continues to impress with a driveway offering off-street parking for two large vehicles and a generous rear garden boasting two patios. The location is equally appealing, with Eastern Esplanade and the seafront just a short stroll away, offering miles of coastal walks and open green spaces. A selection of local shops, cafés, schools and transport links are all close at hand, making this an ideal setting for family life. Spacious, stylish and perfectly positioned, this is a home that effortlessly caters to the demands of modern living while enjoying one of Southend-on-Sea's most desirable residential locations.

- Extended semi-detached home
- Driveway creating parking for two large vehicles
- Downstairs shower room and upstairs bathroom
- Gorgeous bay-fronted lounge
- Walking distance to Southchurch Park and Beachfront
- Four well-sized bedrooms
- Stunning open plan kitchen family room
- Separate utility room and office both off the kitchen family room
- Moments from Eastern Esplanade
- Close to local amenities and Southend East Station

Kensington Road

Southend-on-Sea

£550,000

Price Guide

4 2 3

Kensington Road

Frontage
Driveway for two large vehicles, side access to the rear garden, access to:

Porch
5'11" x 2'9"
Obscured double glazed window to the front and side, double glazed entrance door to the front, Amtico vinyl flooring, access to:

'L' Shaped Entrance Hallway
Smooth ceiling with inset spotlights, new composite entrance door to the front, carpeted stairs rising to the first floor, modern vertical radiator, storage, Amtico flooring laid in Herringbone, door to:

Lounge
16'0" into the bay x 11'8"
Smooth coved ceiling with a ceiling rose, double glazed window to the front, two vatical radiators, feature fireplace opening, Amtico flooring laid in Herringbone.

Downstairs Shower Room
8'1" x 5'1"
Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the side, vanity unit wash basin, shower cubicle with a rainfall head, low-level WC, part tiled walls, wall hung towel rail, Amtico flooring laid in Herringbone.

Utility Room
8'1" x 4'10" plus utility cupboard recess
Smooth ceiling with inset spotlights, extractor fan, UPVC double glazed door to the side leading out to the driveway and the rear garden, shaker style wall and base level units with a quartz worktop, cupboard housing a new Glowworm combination boiler, floor to ceiling unit, radiator, Amtico flooring laid in Herringbone.

'L' Shaped Kitchen Family Room
24'1" > 11'1" x 17'9" > 10'0"
Shaker style kitchen comprising of; wall and base level units with a quartz worktop, floor to ceiling units - incorporating the fridge freeze, integrated AEG oven, integrated AEG grill, AEG four ring induction hob with an extractor fan above, inset sink with draining grooves and a brushed brass flexi tap, pan drawers with an inset cutely tray, wine rack, integrated Neff dishwasher, breakfast bar overhang with storage cupboards underneath, three vertical radiators, four panel double glazed bi-folding doors to the rear leading out to the garden, Amtico laid in Herringbone.

First Floor Landing
Smooth ceiling with inset spotlights, radiator, carpet.

Bedroom One
16'0" into the bay > 13'0" into the bay x 11'8"
Smooth ceiling with a ceiling rose, double glazed bay windows to the front, radiator, carpet.

Bedroom Two
12'1" x 10'3"
Smooth ceiling with a ceiling rose, double glazed windows to the rear overlooking the garden, radiator, carpet.

Bedroom Three
10'4" x 8'0"
Smooth ceiling with a ceiling rose, double glazed window to the rear overlooking the garden, radiator, carpet.

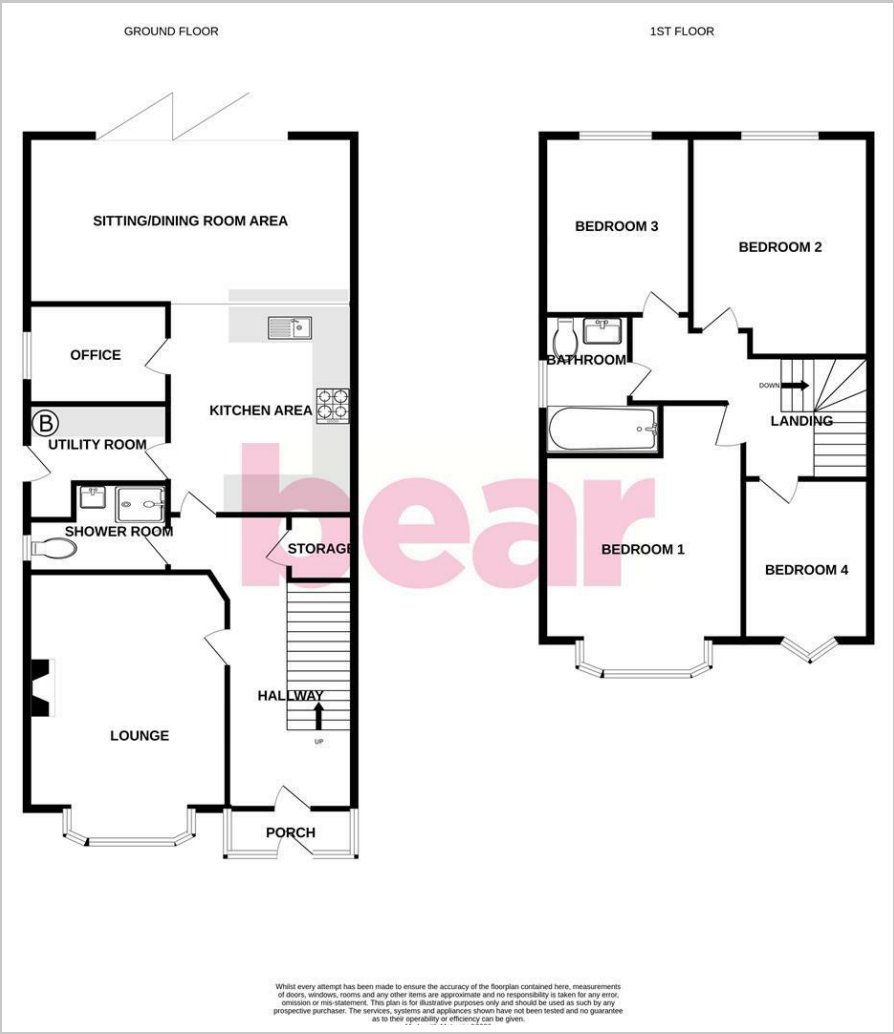
Bedroom Four
8'7" x 6'7"
Smooth ceiling with a ceiling rose, double glazed box bay window to the front, radiator, carpet.

Family Bathroom
7'9" x 5'10" > 4'5"
Smooth ceiling with inset spotlights, obscured double glazed window to the side, combined vanity unit wash basin and low-level WC, tiled bath with a shower above, brushed brass wall hung towel rail, fully tiled walls, tiled flooring.

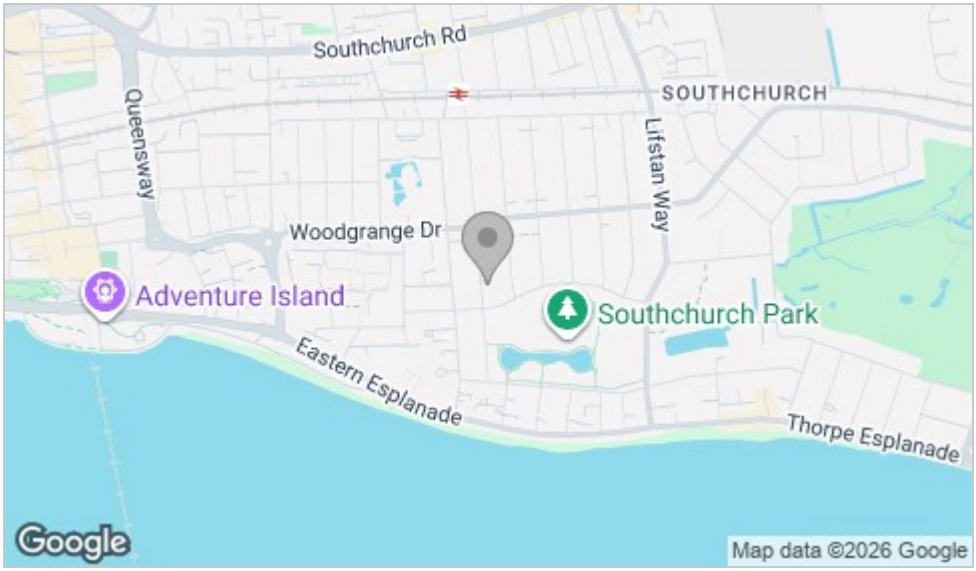
Rear Garden
Commences with a patio area with the remainder laid to lawn with a larger patio to the very rear, outside lighting, outside power points, side access to the front driveway.

Agents Notes:
This house has gone through major renovation works. The property now benefits from new electrics, a new combination boiler and radiator system, new windows and doors. The rear garden has been landscaped and there is a new driveway. Luxury carpets have been laid on the stairs, landing and bedrooms and both bathrooms are newly installed. There has also been a new porch roof.

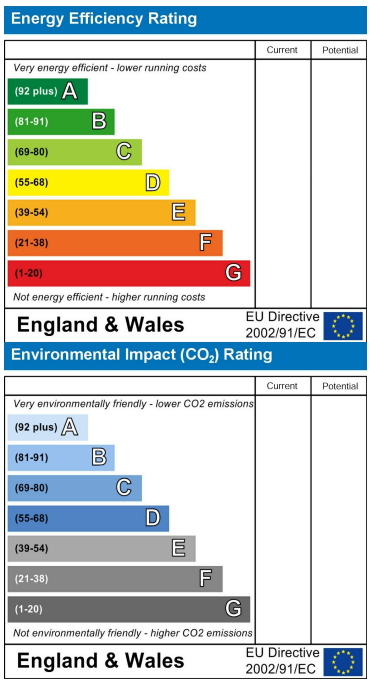
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk http://www.bearestateagents.co.uk/