



HUDSON ROAD

LEIGH-ON-SEA, SS9 5NX

GUIDE PRICE £325,000
FREEHOLD

* £325,000 - £350,000 * HUGE POTENTIAL TO EXTEND AND IMPROVE (STPP) - Three bedroom family home benefitting from ample off-street parking to the front and a private garage to the rear. Positioned on good sized plot in the heart of Eastwood, Leigh-on-Sea, close to sought after schools and easy access to the A127 and further travel links.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Three bedroom family home • Huge potential to extend (STPP) • Off-street parking for multiple vehicles • Garage to rear • Generous rear garden with side access • Well regarded location close to sought after schools • Easy each of convenient travel networks • Double glazing and gas central heating • A fantastic opportunity to create a special family home • View today!



Nestled in the heart of the ever-popular Eastwood area, this attractive three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to create their ideal long-term home. Perfectly positioned within easy reach of highly regarded schools, local amenities, parks, regular bus services and the A127, the property is also conveniently located for London Southend Airport and nearby train stations, making it an excellent choice for families and commuters alike.

The accommodation is well-proportioned and thoughtfully arranged throughout, beginning with a welcoming porch leading into the entrance hall. The generous open-plan lounge and dining area provides an excellent space for both everyday family living and entertaining, with doors opening into a bright conservatory that enjoys pleasant views over the rear garden. The fitted kitchen offers ample storage and workspace, with scope for modernisation if desired.

The first floor comprises three well-sized bedrooms, all served by a contemporary three-piece family bathroom.

Externally, the property continues to impress with off-street parking to the front, a private rear garden and convenient side and rear access. Additional benefits include double glazing throughout and gas central

heating.

One of the property's standout features is the exceptional scope it offers for future enlargement. Subject to the necessary planning permissions, there is significant potential to extend to the side, rear and into the loft, allowing purchasers to substantially increase the living accommodation to suit their growing needs. Whether you're looking to create a stunning open-plan kitchen/family room, add further reception space or additional bedrooms and bathrooms, this home offers a fantastic blank canvas with outstanding potential to add both space and value.

Offering a superb combination of comfortable accommodation, an excellent location and tremendous development potential, this is a rare opportunity to secure a home that can grow alongside your family for many years to come.

Three bedroom family home

Porch

Entrance hallway

Lounge/diner 22'11 x 10'7 > 8'1

Kitchen 10'8 x 7'2

Conservatory 10'8 x 7'11

Stairs to first floor

Bedroom one 12'11 x 10'7 (max)

Bedroom two 11'(max) x 10'5

Bedroom three 10'1 x 7'4

Bathroom 6'5 x 5'8

Large rear garden offering potential to extend (ST

Off-street parking

Garage to rear

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Floor plan of the first floor:

- CONSERVATORY**: Located at the top left, featuring a bay window.
- LOUNGE/ DINER**: A large open-plan area at the bottom left.
- KITCHEN**: Located at the top right, containing a sink, stove, and a small room with a door.
- PORCH**: Located at the bottom right, accessible from the lounge/diner.
- Staircase**: Situated between the kitchen and the lounge/diner, with an arrow pointing **UP**.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms, one above the other, separated by a small hallway. On the right side, there is a bathroom at the top, which contains a bathtub, toilet, and sink. Below the bathroom is a landing area. The landing has a door leading down, indicated by a downward arrow and the word 'DOWN'. The landing also has doors leading to the two bedrooms on the left and a door leading to a third bedroom at the bottom right.

TOTAL FLOOR AREA: 70.6 sq. ft. (77.8 sq ft.) organic.

While every owner that takes part in setting the boundary of the project concerned with environmental issues, studies and work is in place from an early stage and is involved in the process to ensure a complete fit of the project. The owner of the project is an active part of the process and is not a passive participant. The owner is involved in the process and is not a passive participant and is not a passive participant.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		61	8
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

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