



Cambridge Road | | Southend-on-Sea | SS1 1EP

Price Guide £700,000

**bear**  
*Estate Agents*

Cambridge Road |  
Southend-on-Sea | SS1 1EP  
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\* Guide Price £700,000 - £750,000 \* An exceptional four-bedroom terraced family home blending luxurious contemporary design with beautifully restored original features, offering expansive living space, a stunning kitchen/diner, and a generous rear garden, all positioned within a sought-after conservation area.

- Luxury Four Bedroom Terraced Family Home
- Bi-Folding Doors and Feature Roof Window
- Bay Fronted Lounge and Sitting Room
- Four Piece Bathroom with Freestanding Bath
- Off-Street Parking
- Stunning Open Plan Kitchen/Diner with Centre Island
- Exposed Original Brickwork Features
- Four Bedrooms with Character Features
- Large Rear Garden with Decking and Rear Access
- Prime Conservation Area Location





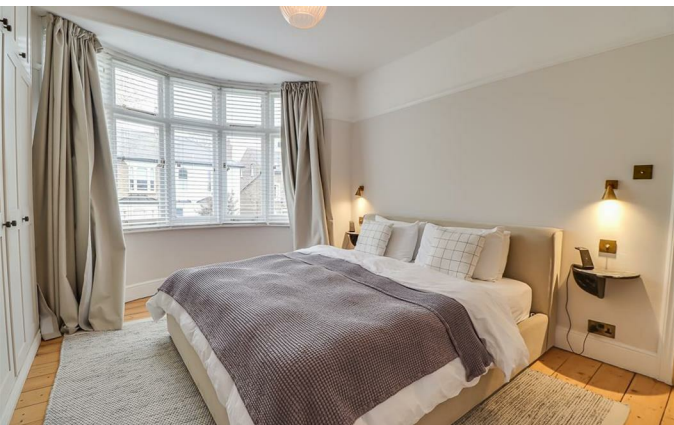
This outstanding terraced residence has been thoughtfully enhanced to create a truly luxurious family home, where character and modern living combine seamlessly. A large and welcoming entrance hall sets the tone, leading into a bay-fronted lounge with a feature open fireplace, which flows effortlessly into an elegant sitting room. From here, French doors open into the show-stopping kitchen/diner—an expansive and meticulously designed space featuring a central island with an integrated five-ring hob and built-in oven, a butler sink with a boiling water tap, underfloor heating, a large larder cupboard and an abundance of storage. Striking design elements include exposed original external brickwork, a large floor-to-ceiling window, and a roof window within the side extension, while bi-folding doors open out onto the garden, creating a seamless indoor-outdoor experience. A ground floor WC is conveniently tucked beneath the stairs.

Upstairs, the landing offers a utility cupboard and additional storage. The bay-fronted master bedroom boasts a feature fireplace and two built-in wardrobes, while the second double bedroom enjoys a bay window overlooking the garden and its own fireplace. A further double bedroom includes a feature fireplace and built-in storage, complemented by a single bedroom. The luxurious four-piece bathroom features a walk-in shower, a freestanding Lusso bath, Lusso sink, and WC, all finished to an exceptional standard.

Externally, the property continues to impress with a large rear garden complete with decking, a charming swing, and rear access, alongside off-street parking to the front. Throughout the home, many original features have been carefully restored and repurposed, enhancing its unique character. Additional benefits include double glazing and gas central heating.

Situated on Cambridge Road in Southend-on-Sea, within a highly desirable conservation area, the property is within the catchment area for Barons Court Primary School, Milton Hall Primary School and Nursery, and Southchurch High School. The home is just minutes from the city centre, offering a wide array of amenities, as well as the seafront, London Road, and excellent transport links including bus routes, the A127, and mainline train stations, including Southend Central just minutes away, making it ideal for families and commuters alike.

## Four Bedroom Terraced House



## Entrance Hall

23'10 x 7'8 (7.26m x 2.34m)

## Lounge

14'9 x 12'5 (4.50m x 3.78m)

## Sitting Room

13'5 x 11'0 (4.09m x 3.35m)

## Kitchen/Diner

24'2 x 20'1 > 16'11 (7.37m x 6.12m > 5.16m)

## WC

4'6 x 2'8 (1.37m x 0.81m)

## Landing

## Bedroom One

14'8 x 12'5 (4.47m x 3.78m)

## Bedroom Two

13'4 x 10'11 (4.06m x 3.33m)

## Bedroom Three

13'0 x 11'0 (3.96m x 3.35m)

## Bedroom Four

12'1 x 7'7 (3.68m x 2.31m)

## Four Piece Bathroom

13'7 x 5'11 (4.14m x 1.80m)

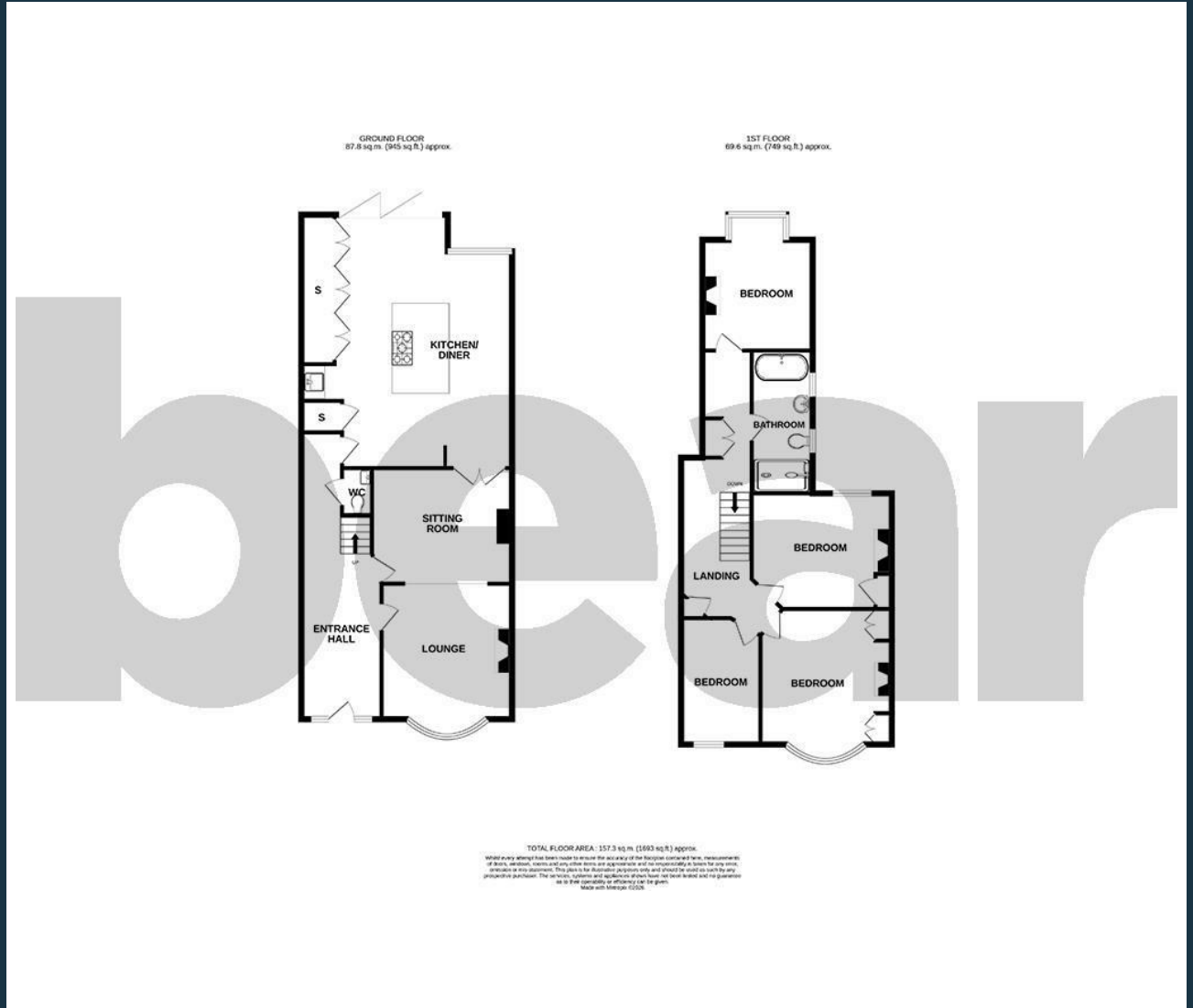
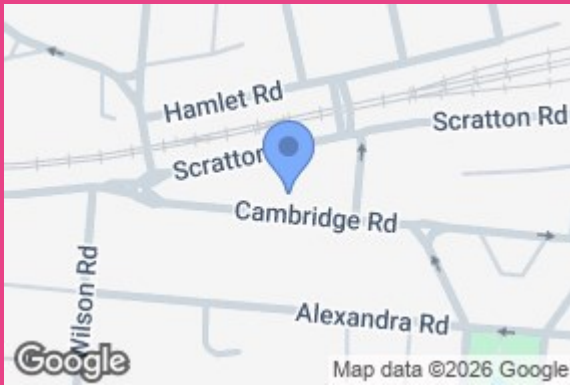
## Garden

## Off-Street Parking

## Agents Notes

Square Footage: Approximately 1693 sq.ft





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	83
(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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