444 Victoria Avenue
RICHARD
POYNTZ

444 Victoria Avenue
Southend-On-Sea
SS2 6ND

£375,000

3 1 1 E

Situated in a highly convenient location, within easy reach of Southend City Centre, the A127, local shops, and well-regarded schools, including Southend High School for Boys, together with Southend Hospital and the airport, this charming three-bedroom detached bungalow enjoys a wonderful setting backing directly onto Priory Park. Set well back from the road along a tree-lined avenue, the property boasts extensive off-street parking, a garage, and a generous rear garden.

The accommodation is both versatile and inviting, commencing with a spacious central entrance hall that could equally serve as an additional reception or dining area. To the front, the lounge offers a welcoming space with its large triple-glazed bay window, while three bedrooms and a well-planned shower room provide comfortable living. To the rear, the fitted kitchen opens into a double-glazed conservatory, perfectly positioned to enjoy views across the delightful garden.

With its enviable setting, generous plot, and the added benefit of being offered with No Onward Chain, this is a home that combines character, practicality, and opportunity in equal measure.

Hall
Double-glazed entrance door with an adjacent double-glazed door connecting to a spacious entrance hall/dining room

Dining Room
12'3 x 11'6 (3.73m x 3.51m)
Coving to ceiling, picture rail, doors connect to the accommodation, ample space if needed for dining room table or chairs.

Lounge
17'3 into bay window x 12'1 (5.26m into bay window x 3.68m)
A large double-glazed bay window with secondary glazed units overlooks the front elevation, complemented by a radiator and feature fireplace. A generously sized room enjoying an attractive outlook to the front.

Kitchen
14' x 8'6 (4.27m x 2.59m)
The kitchen is fitted with a range of oak-style fronted units to both eye and base level, complemented by work

surfaces and an inset stainless steel sink. A wall-mounted gas-fired boiler and radiator are positioned here, along with space for a small dining table. A rear door provides direct access into the conservatory.

Conservatory
11'5 x 11'9 (3.48m x 3.58m)
Double-glazed windows to three elevations with doors opening onto the delightful rear garden.

Bedroom One
12'4 x 12'1 (3.76m x 3.68m)
Double-glazed window to the rear elevation, secondary glazed window, coving to the ceiling, and radiator.

Bedroom Two
11'2 x 10'9 (3.40m x 3.28m)
Double-glazed bay window to the front elevation, secondary glazed unit, picture rail, radiator.

Bedroom Three/Study
11'9 x 6'3 (3.58m x 1.91m)
Secondary glazed and double-glazed window to the side elevation.

Bathroom
Corner panelled bath, pedestal wash hand basin, low level wc and shower cubicle, tiling to the walls, obscure double glazed window to the side elevation, radiator.

Exterior

Front Garden
Set well back from the road along this attractive tree-lined avenue, the property enjoys extensive off-street parking for several vehicles, together with side access.

Rear Garden
The rear garden commences with a crazy-paved patio area, ideal for seating, with the remainder being mainly laid to lawn. Well-kept and generously proportioned, the garden offers excellent seclusion from neighbouring properties and backs directly onto Priory Park, providing a delightful outlook and sense of space.

Garage
With doors

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.

DETACHED BUNGALOW

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Mierepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided.The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts

Tel No: 01268 **699 599** | Fax: 01268 699 080 | Email: rp@**richard**poyntz.**com**
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island **SS8 9PA**
Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.