



Browning Avenue, Southend-on-Sea

Guide Price £325,000 Freehold

- End Terraced house
- Modern kitchen with ample storage
- Off-road parking available
- Near Southend city centre
- 3 bedrooms and 3 reception rooms
- Sliding doors to lovely rear garden
- Solar panels installed
- Viewing recommended





****£325,000 to £350,000**** Hair & Son are pleased to present this three-bedroom end terraced house that offers a perfect blend of comfort and modern living. Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is a standout feature, boasting generous cupboard space and seamlessly connecting to an additional reception room. Here, sliding patio doors invite you to the lovely rear garden, creating a wonderful indoor-outdoor flow.

The first floor accommodates three well-proportioned bedrooms, ideal for families or those seeking extra space. A conveniently located bathroom and a separate W/C enhance the practicality of this home. The property also benefits from off-road parking, ensuring ease of access.

One of the notable features of this residence is the solar panels on the roof, promoting energy efficiency and sustainability. The garden, with its side access, provides a tranquil retreat for outdoor activities or simply enjoying the fresh air.

Situated near Southend city centre, this property offers the convenience of urban living while maintaining a peaceful residential atmosphere. With its attractive features and prime location, this home is an excellent opportunity for those looking to settle in a vibrant community.

Entrance hall

Lounge

13'7 x 12'10

Dining room

11'8 x 9'1

Kitchen

9'5 x 9'0

Reception room

21'4 x 9'3

Bedroom 1

12'2 x 11'2

Bedroom 2

13'4 x 9'0

Bedroom 3

9'9 x 6'7

Bathroom

W/C

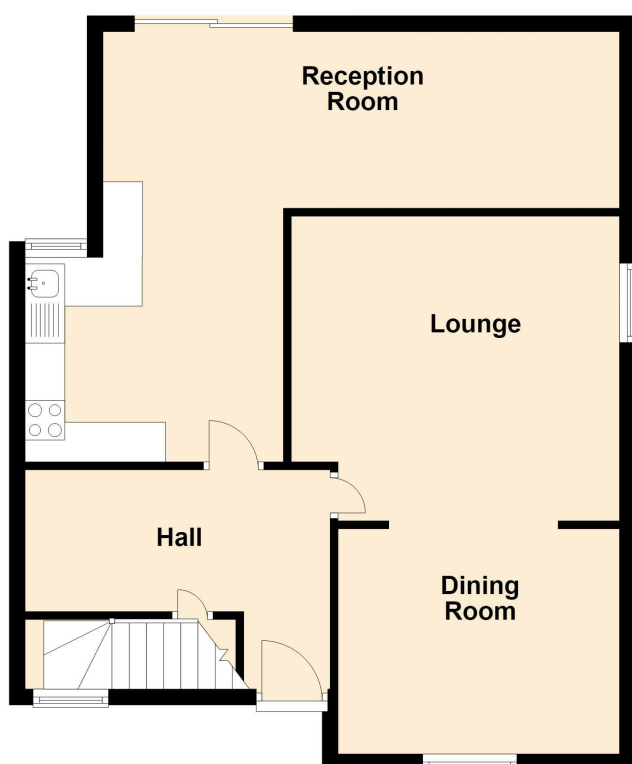
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Local Authority **Southend-on-Sea**
Council Tax Band **B**
EPC Rating **D**

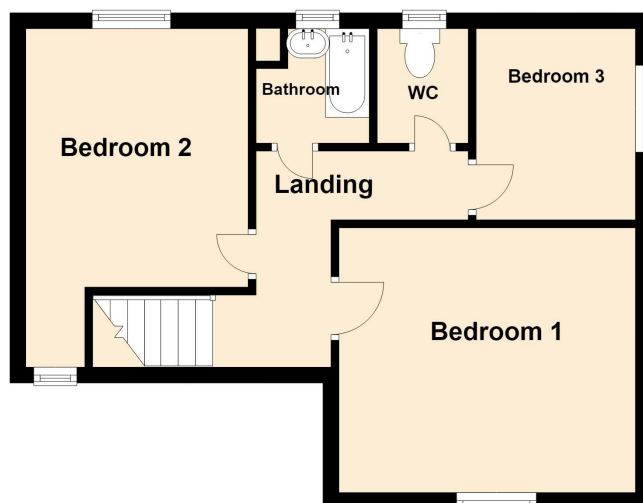
Ground Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 100.9 sq. metres (1086.5 sq. feet)

Sales Office

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