

2 Bedroom Semi Detached Bungalow For Sale - **£350,000**

**Walsingham Road Southend-On-Sea SS2 4AL**



## KEY FEATURES

- **Semi-Detached Bungalow**
- **Two Double Bedrooms**
- **Modern Kitchen and Bathroom**
- **Family Lounge**
- **Popular Location**
- **West Backing Garden**
- **Central Heating**
- **Double Glazing**
- **Local to Shops, Parks and Within a Popular School Catchment Zone**
- **Early Viewings Advised!**

## Description

No Onward Chain! Ideal for first time buyers! Two Bedroom Semi-detached Bungalow! Belle Vue are happy to welcome this contemporary family home to the sales market. Situated within a popular area of Southend, this home enjoys a convenient location just a short walk from parks, shops and amenities, whilst also within a sought after school catchment zone, with Southend City Center and Southend Seafront just a short drive away. Boasting a modern interior, this home offers a stylish kitchen as well as a bright, three piece bathroom, two double bedrooms and a family lounge complete with scenic views of the east facing rear garden. Further benefits include double glazing throughout and gas central heating. Early viewings are advised to truly appreciate this property, available now!

## Accommodation

### Front Garden

At the front elevation, you will find a paved pathway leading to the front door, with a grassed area to the front with a selection of mature shrubs and boarder bushes and gated side access to the rear garden.

### Entrance Hallway

Accessed via a double glazed door to the front of the property, you are welcomed into the entrance hallway. Benefiting from a built in storage cupboard and fitted radiator, this space is finished with carpet flooring, painted walls and a picture rail, with further doors leading to the bedrooms, bathroom, kitchen and lounge.

### Lounge 15' 2" x 11' 2" (4.62m x 3.40m)

Accessed from the entrance hallway, you are guided into the lounge. With double glazed windows and doors to the rear elevation, providing scenic views and access over the rear garden, this space is finished with carpet flooring, painted walls and decorative features such as a dado rail, whilst benefiting from a fitted radiator.

### Kitchen/Diner 21' 4" x 9' 2" (6.50m x 2.79m)

#### Kitchen Area

Within the open plan kitchen diner area, there is a kitchen space. With a double glazed window to the rear elevation providing views over the garden, this area is comprised of fitted base and drawer units with an integrated oven, a complimentary worktop with inset sink and hob, and a further selection of matching eye level units with a wall mounted extractor. Benefiting from a double glazed door to the side elevation, providing access to the garden, this space offers plumbing for a washing machine.

#### Dining Area

Accessed from the open plan kitchen diner, there is a space intended for family dining. With a double glazed window to the side elevation and fitted radiator, this area is complete with wood effect flooring and painted walls.

### Bedroom One 12' 4" x 12' 9" (3.76m x 3.88m)

Accessed from the entrance hallway, there is a sizable double bedroom. Complete with carpet flooring and painted walls, this space is complete with dual aspect lighting from double glazed windows towards the front and side elevation, as well as a fitted radiator and decorative aspects such as a picture rail.

### Bedroom Two 11' 9" x 9' 11" (3.58m x 3.02m)

Accessed from the entrance hallway, there is a secondary, double bedroom. With a double glazed window to the front elevation, this space is finished with carpet flooring and painted walls, a fitted radiator and a picture rail.

### Family Bathroom 8' 3" x 7' 8" (2.51m x 2.34m)

Accessed from the entrance hallway, there is a modern bathroom suite. With double glazed, obscured windows to the side elevation. This space is comprised of a low level WC, a wash hand basin inset to a vanity unit and paneled bath with a mains shower above and shower screen. Finished with tiled splashback and a fitted, heated towel rail.

### Rear Garden 50' 0" x 30' 0" (15.23m x 9.14m)

Accessed from the lounge, there is a east backing rear garden. Mostly laid out lawn, with a small selection of mature shrubs, this area provides ample space for hosting friends and family, as well as a tranquil retreat into nature. Added benefits include gated side access.







## Floorplan



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.  
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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**  
 EPC rating for this property is: **D**  
 Tenure of the property is: **Freehold**



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.