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4 Bedroom End Terraced

Boscombe Road, Southend on Sea, SS2 5JE

£450,000



- End Terrace House
- Two Reception Rooms
- Four Good Sized Bedrooms
- Large Rear Garden
- Ground Floor WC
- Family Bathroom & En-Suite
- Viewing Advised



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£450,000

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Beautifully presented throughout, this spacious family home offers accommodation across three floors. The ground floor comprises a bay-fronted lounge, separate dining room, large kitchen, utility room and WC. Upstairs are four double bedrooms, including a principal bedroom with a walk-in wardrobe, a family bathroom and an en-suite shower room, along with useful eaves storage.

Externally, the property benefits from a sizeable rear garden with patio seating and off-street parking to the front.

Conveniently positioned for Southend High Street, mainline train stations, bus links, the A127, local schools and the seafront, this is an excellent family home in a well-connected location.

Property Description

Ground Floor

Entrance - Entrance is via a part glazed upvc door that leads into the hallway

Hallway - Textured ceiling with coving, picture and dado rails, stairs to first floor with two storage cupboards below, laminate flooring, radiator, doors to

Lounge - 16' 1" x 13' 8" (4.92m x 4.18m) Double glazed bay window to front, smooth plastered ceiling with coving, picture rail, radiator, laminate flooring.

Kitchen - 12' 3" x 11' 7" (3.75m x 3.55m) Double glazed door to utility room, smooth plastered ceiling with recessed lighting, base and wall mounted units to three aspects with rolled edge work surfaces, tiled splash backs, inset five ring gas hob with stainless steel splash back and extractor hood over, integral electric oven and grill, integral dish washer, space for wine cooler, inset sink unit with mixer tap, tiled flooring.

Utility Room - 10' 0" x 6' 2" (3.05m x 1.9m) Double glazed windows to side, double glazed door leading to the garden, base and wall mounted units to one aspect, space and plumbing for appliances, wall mounted boiler, tiled flooring.

Ground Floor WC - Obscure double glazed window to side, vanity hand wash basin, tiled splash back, push button flush w/c.

Dining Room - 14' 4" x 11' 0" (4.38m x 3.37m) Double glazed windows and doors to rear, smooth plastered ceiling with coving, laminate flooring, radiator.

First Floor

First Floor Landing - Smooth plastered ceiling, dado rail, stairs to second floor, radiator, doors to

Bedroom One - 16' 0" x 11' 5" (4.89m x 3.5m) Double glazed windows to front, smooth plastered ceiling with coving, radiator, walk in wardrobe, laminate flooring.



Bedroom Three - 12' 4" x 11' 6" (3.76m x 3.52m)

Double glazed window to rear, smooth plastered ceiling with coving, laminate flooring, radiator.

Bedroom Four - 11' 1" x 8' 9" (3.39m x 2.69m)

Double glazed window to rear, smooth plastered ceiling with coving, laminate flooring, radiator.

Bathroom - 7' 8" x 7' 8" (2.37m x 2.35m)

Obscure double glazed window to side, smooth plastered ceiling with coving, vinyl flooring. Modern white bathroom suite comprising of a panelled bath with a mixer tap and hand rinse, vanity hand wash basin with mixer tap, push button flush w/c, large walk shower, part tiled walls with mosaic finish to contrast, radiator.

Second Floor

Second Floor Landing - Cupboard to large eaves storage, door to

Bedroom Two - 14' 0" x 14' 0" (4.29m x 4.28m)

Double glazed Velux windows to two aspects, smooth plastered ceiling, radiator, laminate flooring, eaves storage, door to

En-Suite - Velux window, smooth plastered ceiling, modern suite comprising of an enclosed shower cubicle, vanity hand wash basin, push button flush w/c, part tiled walls.

Exterior

Rear Garden - The rear garden is laid to lawn with a decorative path and patio area. Established variety of plants, shrubs and tree's plus fencing to all boundaries and a side access gate leading to the front of the property.

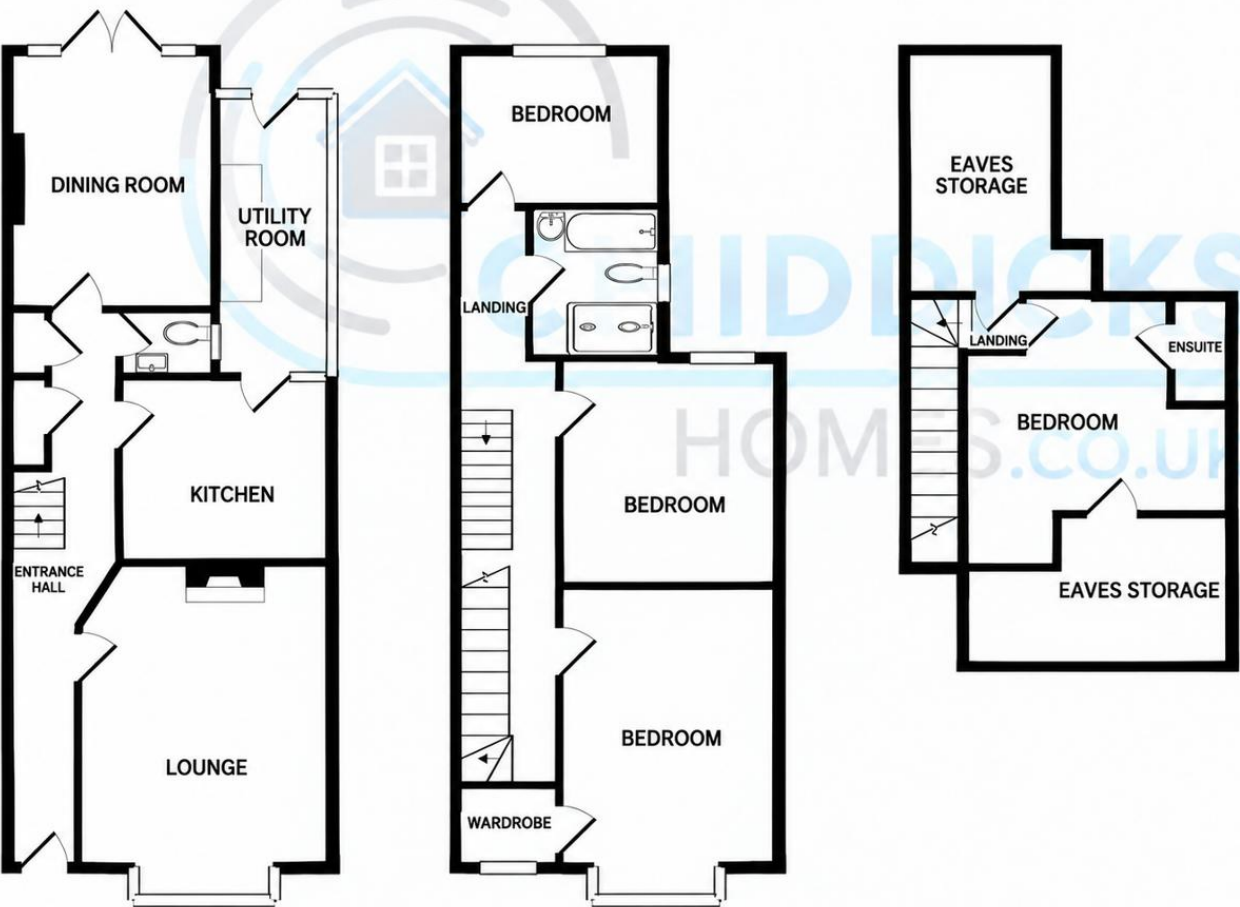
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Floorplan(s)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.