



Ilfracombe Road | Southend-on-Sea | SS2 4PB

Price Guide £450,000

bear
Estate Agents

**Ilfracombe Road |
Southend-on-Sea | SS2 4PB
Price Guide £450,000**

£450,000 - £475,000 *No Onward Chain *
Spacious and well-maintained throughout, this
newly refurbished and extended semi-
detached family home boasts a modern open
plan kitchen/diner, generous living space, and
a large rear garden with multiple seating areas.
Positioned on a popular road in Southend-on-
Sea close to schools, parks, Southend East
Train Station and excellent amenities.

- Semi-Detached Family Home with No Onward Chain
- Bay Fronted Lounge and Open Plan Kitchen/Diner with Integrated Appliances and French Doors
- Bay Fronted Master Bedroom with Built-in Storage
- Single Bedroom with an Enclosed Front Extension
- Large Rear Garden with Two Patio Areas and External Storage
- Gated Off-Street Parking for 2-3 Vehicles
- Utility Room and a Convenient Ground Floor WC
- Second Double Bedroom with an Ensuite Shower Room
- Modern Three Piece Family Bathroom
- Double Glazing and Gas Central Heating





Set behind a gated entrance with off-street parking for 2-3 vehicles, this charming home begins with a porch and welcoming entrance hall. The bay fronted lounge offers a cosy space to relax, while the rear of the home opens up into a stylish open plan kitchen/diner, complete with integrated appliances and French doors to the garden. A separate utility room offers its own garden access and features a sink for added practicality, while a ground floor WC adds further convenience. The first floor hosts a bay fronted master bedroom with extensive built-in storage, a second double bedroom with an ensuite shower room, and a well-sized single bedroom which benefits from a unique front extension—an enclosed additional space ideal for a study, nook or reading area. A modern three piece family bathroom completes the internal layout. Externally, the large rear garden is perfect for entertaining with two patio seating areas and handy external storage. The property also benefits from double glazing and gas central heating throughout.

Situated on Ilfracombe Road in Southend-on-Sea, the home is within easy reach of local shops, parks, and Southend East Train Station for direct links into London. It falls within catchment for well-regarded schools including Hamstel Junior and Infant School and Cecil Jones Academy, making it an ideal choice for families.

Three Bedroom Semi-Detached House

Porch

5'9 x 3'5 (1.75m x 1.04m)



Entrance Hall

16'2 x 5'9 (4.93m x 1.75m)

Lounge

15'4 x 11'7 (4.67m x 3.53m)

Kitchen/Diner

18'1 x 15'5>12'9 (5.51m x 4.70m>3.89m)

Utility Room

7'4 x 6'1 (2.24m x 1.85m)

WC

4'1 x 3'2 (1.24m x 0.97m)

Landing**Bedroom One**

15'4 x 9'8 (4.67m x 2.95m)

Bedroom Two

13'2 x 9'7 (4.01m x 2.92m)

Ensuite

6'6 x 2'9 (1.98m x 0.84m)

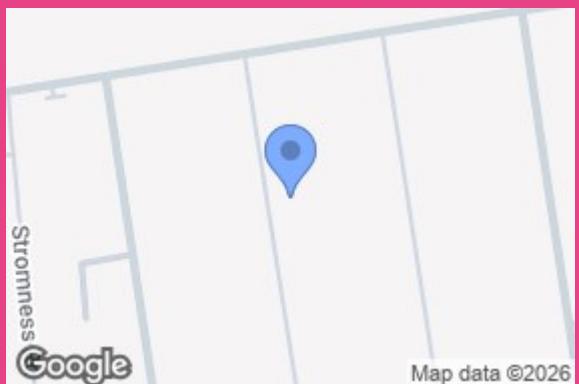
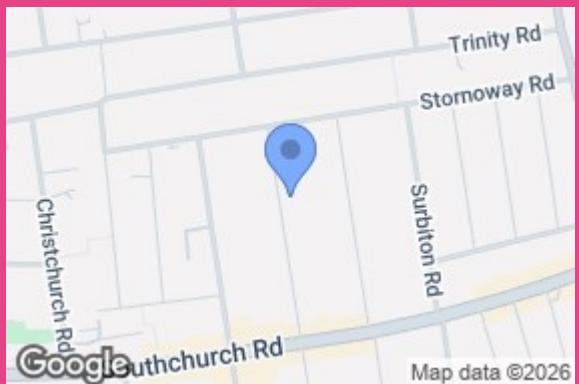
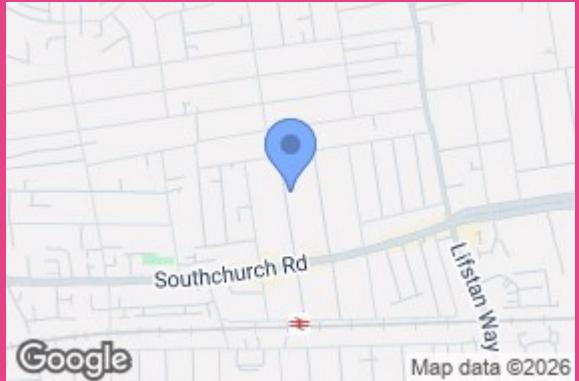
Bedroom Three

13'4 x 6'9 (4.06m x 2.06m)

Bathroom

9'6 x 5'2 (2.90m x 1.57m)

Garden**Off-Street Parking**



GROUND FLOOR
60.2 sq m (648 sq ft) approx.

1ST FLOOR
49.5 sq m (533 sq ft) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	77
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	57
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA: 109.7 sq m (1181 sq ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for any financial or legal purposes. This plan is for descriptive purposes only and should be used as a key by any prospective purchaser. The floorplan is based on the best information available at the time of drawing and has not been checked and no guarantee is given as to their accuracy or efficiency can be given.
Made with Drawing 0.25

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