



\* £375,000 - £395,000 \* No Onward Chain \* This characterful end of terrace home offers generous living space, versatile accommodation and a West facing garden. Located on Hamstel Road, the property benefits from excellent school catchments, transport links and easy access to local amenities.

- End of Terrace House with No Onward Chain
- Bay Fronted Lounge and Sitting Room
- Separate Dining Room and Kitchen
- Balcony Access from Single Bedroom
- West Facing Rear Garden with Multiple Access Points
- Entrance Hall with Under Stair Storage
- Ground Floor Utility Room and Shower Room
- Two Double Bedrooms and One Single Bedroom
- Large Three Piece Family Bathroom
- Double Glazing and Gas Central Heating

## Hamstel Road

Southend-on-Sea

**£375,000**

Guide Price



# Hamstel Road



The accommodation begins with a welcoming entrance hall complete with useful under stair storage. To the front, a bay fronted lounge opens through to a sitting room, which in turn leads to a utility room and a ground floor shower room, creating a flexible layout ideal for family living. A separate dining room and kitchen complete the ground floor, with the kitchen providing access to the West facing rear garden. Upstairs, the landing leads to two double bedrooms, including a bay fronted master, a single bedroom featuring a door to a front-facing balcony, and a large three piece family bathroom. The rear garden can be accessed from the kitchen, utility room and via rear access, adding further practicality. Additional benefits include double glazing and gas central heating throughout.

Situated on Hamstel Road in Southend-on-Sea, the home falls within catchment of Hamstel Infant School and Nursery, Hamstel Junior Schools and Cecil Jones Academy, with highly regarded grammar schools also close by. Excellent bus links and Southend East Train Station are within easy reach, providing direct connections into London. Parks, amenities and further conveniences are nearby, making this a well-connected and desirable location.

## Three Bedroom End of Terrace House

### Entrance Hall

**Lounge**  
14'4 x 13'5

**Sitting Room**  
12'8 x 10'11

### Utility Room

19'7 x 7'1

### Shower Room

9'5 x 3'3

### Dining Room

9'5 x 8'10

### Kitchen

10'1 x 8'9

### Landing

**Bedroom One**  
16'4 x 11'9

**Bedroom Two**  
12'9 x 11'9

**Bedroom Three**  
8'10 x 8'6

**Bathroom**  
9'1 x 8'10

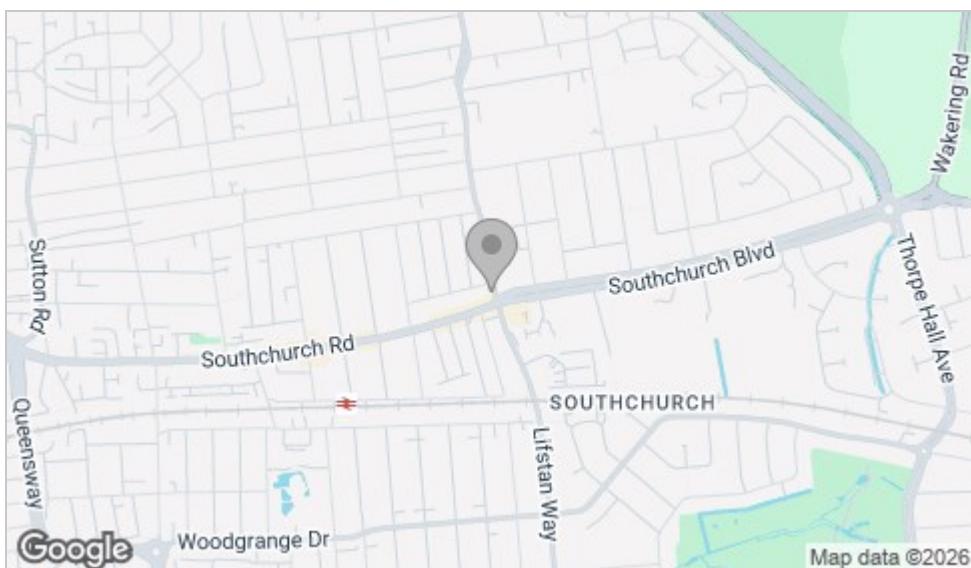
### West Facing Garden



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

