



STUART THOMAS  
ESTATES



- DOUBLE WIDTH GARAGE
- WEST BACKING REAR GARDEN
- OFF STREET PARKING
- SUBSTANTIAL ACCOMMODATION

31 Oban Road, Southend-on-Sea, SS2 4JJ

Guide Price £350,000

OPEN HOME SATURDAY 12th August Please call to book your appointment to view. A substantial house which at one time has been 2 flats. With a WEST BACKING rear garden and the added bonus of a DOUBLE GARAGE and further OFF STREET PARKING.



## Property Description

### ENTRANCE LOBBY

Entrance door with a lead light glazed inset leads to the entrance lobby. Tiled floor. Further part glazed door leads to the:-

### ENTRANCE HALL

Dado rail. Wood panelling to one wall. Stairs lead to the first floor. Radiator, Twin part glazed doors lead to the:-

### LOUNGE

24' 0" x 10' 0" (7.33m x 3.07 max) This spacious room has a double glazed bay window to the front aspect. Feature fireplace with a gas coal effect fire. Coving. Two radiators. Ornate plaster wall mouldings. Two wall light points. Georgian style window to the rear.

### DINING AREA

14' 5" x 9' 9" (4.40m x 2.99m) Double glazed French doors lead to the rear garden. Radiator, stone fireplace with a gas coal effect fire and wooden mantle. Matching stone partition walls separating the kitchen.

### KITCHEN

10' 2" x 9' 0" (3.10m x 2.76m) Fitted with a range of oak units at eye and base level with work surfaces over. Gas hob. Built in oven. One and a half bowl single drainer sink unit with a mixer tap over. Stable door leads to the utility room.

### UTILITY ROOM

Units at base level with an inset single drainer one and a half bowl sink unit. Built in 2 ring ceramic hob. Space and plumbing for a washing machine. Double glazed door and window lead to the garden. Electric fan heater.





#### SHOWER ROOM

6' 3" x 6' 1" (1.91m x 1.86m) With a 3 piece suite comprising a low level wc shower cubicle and vanity wash hand basin with cupboard under. Cupboard housing the gas fired central heating boiler and hot water cylinder. Coving. Two double glazed windows to the rear. Tiled floor and ceramic tiling to all visible walls.

#### LANDING

Wood panelling to one wall. Large cupboard. Radiator with a cover.



#### BEDROOM ONE

15' 6" x 11' 10" (4.74m x 3.62m) Double glazed bay window and a further double glazed window to the front aspect. Feature fireplace with a gas coal effect fire. Coving. Two wall light points. Radiator.

#### BEDROOM TWO

11' 9" x 9' 10" (3.60m x 3.00m) Fitted with a range of wardrobes to two walls. Radiator with a cover. Coving. Double glazed window to the rear.

#### BEDROOM THREE

10' 1" x 8' 10" (3.08m x 2.71m) Wood panelling to one wall. Double glazed window to the side. Stone fireplace with a gas fire. Built in cupboards. Wood panelling to the ceiling. Door leads to Bedroom 4

#### BEDROOM FOUR

9' 11" x 8' 6" (3.04m x 2.60m) Wood panelled ceiling. Radiator. Door leads to the bathroom. Saloon style swing doors lead to the further room.

Approx Gross Internal Area  
166 sq m / 1786 sq ft



#### FIRST FLOOR UTILITY AREA

A double glazed door with an external security gate leads to the rear staircase. Double glazed window to the side. Wall mounted storage cupboard. Work surface with space under.

#### BATHROOM

9' 7" x 6' 4" (2.93m x 1.95m) With a corner bath vanity wash basin with a cupboard under and a low level wc. Cupboard housing the gas fired central heating boiler and hot water cylinder. Two double glazed obscure windows to the rear. Tiled floor and all visible walls.

#### DOUBLE GARAGE

17' 1" x 15' 1" (5.22m x 4.62m) Attached with an electric roller door. Power points. Twin doors lead to the rear garden.

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

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements