

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Boscombe Road, Southend-on-Sea, SS2 5JD



£425,000

Situated in the heart of Southend is this spacious four bedroom character semi detached house with a square footage in excess of 1,500 square feet. With two spacious reception rooms, modern fitted kitchen, rear garden measuring approximately 100ft and own driveway providing off street parking. Only a short stroll to the sea front, Southend High Street and mainline railway stations with links to London Liverpool Street and London Fenchurch Street stations.

Council Tax Band: C. EPC Rating: D.
Viewing advised. Our Ref: 19133.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance porch.

ENTRANCE PORCH

Hardwood door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with stairs leading to the basement. Radiator. Coving to plastered ceiling. Picture rail.



BASEMENT 19' 9" x 14' 5" (6.02m x 4.39m) offering many possibilities.

LOUNGE 15' 4" x 13' 7" (4.67m x 4.14m)

Double glazed bay window to front aspect. Original fireplace with inset fire. Radiators. Coving to plastered ceiling. Picture rail.



DINING ROOM 13' 8" x 10' 5" (4.17m x 3.18m)

Double glazed patio doors providing access to rear garden. Original fireplace. Radiator. Wood flooring. Coving to plastered ceiling.



MODERN FITTED KITCHEN 9' 8" x 9' 7" (2.95m x 2.92m)

Double glazed window to rear aspect. A range of base and eye level units incorporating granite effect roll top work surface with sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor chimney above. Breakfast bar. Tiled splash backs. Wood effect flooring. Open plan through to utility area.



UTILITY AREA 8' x 7' 11" (2.44m x 2.41m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Granite effect roll top work surface with space and plumbing for appliances under. Tiled splash backs. Wood effect flooring. Plastered ceiling.



FIRST FLOOR GALLERIED LANDING

Double glazed window to side aspect.



BEDROOM ONE 15' 4" x 11' 10" (4.67m x 3.61m)

Double glazed window to front aspect. Fitted wardrobe. Radiator. Coving to plastered ceiling.



BEDROOM TWO 13' 8" x 10' 5" (4.17m x 3.18m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 8' x 7' 11" (2.44m x 2.41m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising inset panelled bath with chrome taps, pedestal wash hand basin and high level wc. Airing cupboard. Radiator. Part panelled walls. Wood effect flooring.



EXTERIOR.

The **REAR GARDEN** is south facing and measures approximately 100ft (30.48m) commencing with raised patio area. Wrought iron railings and gate with steps down to garden. Laid to lawn. Fencing to all boundaries. **SHED** to remain. Gate providing access to front.

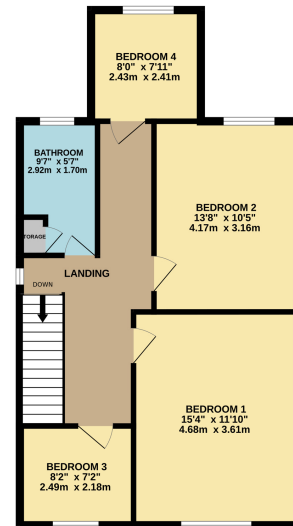
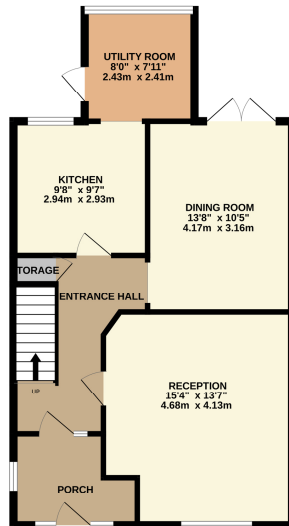
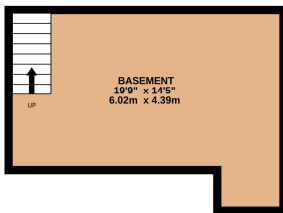


The **FRONT** has own driveway providing off street parking.

BASEMENT
240 sq.ft. (22.3 sq.m.) approx.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 sq.m.) approx.

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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