



92 Boston Avenue

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GILBERT
& ROSE

92 Boston Avenue
Southend-On-Sea
Essex
SS2 6JD

Guide price £470,000



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Guide price £470,000-490,000

This spacious and well presented semi detached home is the perfect mix of character and contemporary ideal for those with a young family looking to up size! As you enter the property you will discover a large lounge, separate dining room, modern kitchen, utility to side, downstairs cloakroom, four bedrooms with an en-suite to bedroom one and an immaculate family bathroom. Location wise, you will find yourself close to bus connections with multiple routes, a 7 minute walk from Southend high street which is perfect for all shopping necessities and Southend Victoria train station where you can catch the train to London in under an hour.



Porch
Double doors into:

Hallway
Smooth ceiling, stairs to first floor, radiator, laminate flooring, under stairs cupboard, doors to:

Lounge
17'2 x 13'9 (5.23m x 4.19m)
Double glazed bay window to front, double glazed window to side, coved cornice to smooth ceiling with ceiling rose and hanging pendant lighting, radiator, feature fire place, laminate flooring.

Kitchen
12'9 x 12'4 (3.89m x 3.76m)
Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink and drainer unit, integrated four ring gas hob with oven below and extractor unit above, space for fridge and dishwasher, double glazed window to side, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring, radiator, door to:

Utility Room
8'9 x 7'5 (2.67m x 2.26m)
Range of wall and base level units with roll top work surfaces above, space for washing machine, tumble dryer and freezer, smooth ceiling with pendant lighting, double glazed door and window to rear, tiled flooring, partially tiled walls, radiator, door to:

W/C
Two piece suite comprising wall mounted wash hand basin and low level w.c., double glazed obscure window to side, smooth ceiling, tiled flooring



Dining Room
13'9 x 11'2 (4.19m x 3.40m)
Double glazed French doors to rear leading into rear garden, coved cornice to smooth ceiling with ceiling rose and hanging pendant lighting, picture rail, radiator, laminate flooring.

First Floor Landing
Smooth ceiling with pendant lighting, radiator, carpeted flooring, loft access, doors to:

Bedroom One
17'5 x 11'7 (5.31m x 3.53m)
Double glazed bay window to front, smooth ceiling with pendant lighting, picture rail, radiator, carpeted flooring, door to:

En-Suite
Three piece suite comprising shower cubicle with shower attachment over, wash hand basin set into vanity unit, low level w/c, smooth ceiling with fitted spotlights, heated towel rail, tiled flooring, partially tiled walls.

Bedroom Two
14'2 x 11'3 (4.32m x 3.43m)
Double glazed window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Three
12'6 x 9'6 (3.81m x 2.90m)
Double glazed window to side, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Four
10'6 x 6'4 (3.20m x 1.93m)
Double glazed window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.