

Est. 1995

HUNT ROCHE

The Estate Agent

A deceptively large two/three bedroom detached bungalow situated in a convenient location backing directly onto Priory Park and affording lovely open views. This charming home has been greatly improved including a double glazed conservatory, contemporary fitted kitchen and two modern bathrooms.



**456 Victoria Avenue
Southend-On-Sea**

Ref: EHW1935

£395,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

Reception Hall 12'6" x 12'0" (3.81m x 3.66m)

Approached via uPVC double glazed front door with side screen. A charming entrance hall with attractive corner red brick fireplace. Storage cupboard. Delft shelf. Slatted walls. Wood effect flooring. Doors to accommodation.



Lounge 17'8" x 12'0" (5.38m x 3.66m) into double glazed leaded light curved bay window to front. Radiator. Wood effect flooring. Coved ceiling. Ceiling rose.



Sitting Room 21'0" x 11'0" (6.4m x 3.35m) Double glazed leaded light window to side. Three radiators. Coved ceiling. Three wall light points. Glazed door to Kitchen. Wide opening to:



Conservatory 14'0" x 9'5" (4.27m x 2.87m) A modern uPVC double glazed Conservatory with windows and French double doors framing lovely views across the rear garden and park. Wood effect flooring. Convector heater. Light and power.

Agents Note: The Sitting Room and Conservatory combine to create a bright and spacious open plan living area.

Kitchen 18'0" x 9'0" (5.49m x 2.74m) Fitted with a modern contemporary range of cream fronted units comprising rolled edge work surface with inset stainless steel sink unit with mixer tap and range of cupboards below. Further rolled edge work surface with inset stainless steel four ring gas hob with concealed extractor hood above. Cupboards and saucepan drawers below. Oven housing with built-in stainless steel double oven with cupboards above and below. Larder cupboard. Space for fridge/freezer. Wall mounted gas fired central heating boiler. Tiled walls. Amtico style flooring. Recessed ceiling lighting. Double glazed leaded light window to front and glazed door to garden affording views across the park.



Bedroom One 16'4" x 12'0" (4.98m x 3.66m) Large double glazed picture window to rear. Radiator. Wood effect flooring. Coved ceiling. Ornate ceiling rose. Door to:



En Suite Bathroom Fitted with a white suite comprising panelled bath with hand grips, mixer tap and shower attachment. Vanity unit with wash basin, mixer tap, pop-up waste and cupboards below. Low flush w.c. Bidet. Fully tiled walls. Amtico style flooring. Recessed ceiling lighting. Two chrome heated towel rails. Illuminated mirror. Double glazed window.

Bedroom Two 11'3" x 11'2" (3.43m x 3.4m) Double glazed leaded light window to front. Radiator. Wood effect flooring. Coved ceiling.

Shower Room/W.C. Fitted with a modern luxury white suite comprising frameless walk-in double shower cubicle. Vanity unit with wash basin, mixer tap, pop-up waste and cupboards below. Concealed flush w.c. Tiled walls and floor. Chrome heated towel rail. Recessed ceiling lighting. Illuminated mirror. Double glazed window.

Garden The property enjoys a good size and unoverlooked rear garden which backs directly onto Priory park and affords lovely open views. Laid mainly to lawn. Planted borders. Maturing shrubs. Timber garden shed. Further timber workshop/possible home office. Brick built storage shed housing space and plumbing for washing machine. Cold water tap. Side entrance.

Parking Extensive off-road parking to the front of the property plus a carport.

EPC - TBA

The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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