



**An exceptionally spacious four bedroom semi-detached character family home with private driveway to an attached double length garage and an impressive mature rear garden. Within a half mile of the Thames Estuary and Mainline Railway Station (to London Fenchurch Street). Internal inspection advised.**



**Victoria Road  
Southend-On-Sea**

Ref: EHW1760

**£400,000**



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.

A nine light obscure entrance door with twin double glazed lead light windows adjacent leads into the:

**Spacious Reception Hallway** 15'8" x 7'3" minimum (4.78m x 2.21m) Solid oak flooring. Double banked radiator. High level skirting. Turning staircase to first floor landing with contemporary style mirror finished chrome spindles. Dado rail. Double fronted panelled entrance to cloaks storage cupboard with overhead cabinet. Four panelled doors to ground floor rooms.

**Cloakroom** Cloaks hanging space. Personal door to attached Double Length Garage. Open doorway through to:

**Ground Floor W.C.** Obscure glazed window to side. Tiled shelf. Low level w.c.

**Bay Fronted Sitting Room** 14'1" x 13'0" (4.29m x 3.96m) Five panel double glazed lead light bay window to front. Two radiators. Feature brick fireplace with coal effect 'living flame' gas fire inset. Two wall light points. Television aerial point. High level skirting. Picture rail. Coved cornice to smooth plastered ceiling.

**Family Dining Room** 14'0" x 11'9" (4.27m x 3.58m) Double glazed patio doors give access to the split level sun terrace overlooking the rear garden. Oak flooring. Radiator. High level skirting. Picture rail. Coved cornice to smooth plastered ceiling with feature centre ceiling rose.

**Fitted Kitchen/Breakfast Room** 13'3" x 8'9" (4.04m x 2.67m) A pair of uPVC double glazed French doors giving access to the rear garden and access to shelved larder cupboard. Radiator. The Kitchen is fitted with a comprehensive range of base and pelmeted eye level cabinets in medium oak with rolled edged working surfaces and inset one and a quarter bowl polycarbonate sink unit with chrome mixer tap. The range of integrated appliances include split level one and a half fan assisted electric oven with four ring gas hob and concealed extractor canopy. Saucepan drawers. Drawer stack. Ample appliance space. Twin leaded light glazed display cupboard. Tiled splashbacks to all working surface areas with inset picture tiles and extending breakfast bar.

## The First Floor Accommodation comprises

**Part Galleried Landing** Obscure uPVC double glazed window to side. Dado rail. Oak flooring. High level skirting. Access to insulated roof space which is part boarded with courtesy light. Access to shelved linen storage cupboard. Picture rail. Doors lead off to first floor rooms.



**Bay Fronted Master Bedroom** 14'6" x 13'0" (4.42m x 3.96m) Five panel double glazed lead light bay window to front. Two radiators. Oak flooring. High level skirting. Fitted with a range of bedroom furniture comprising three double fronted full height wardrobe cupboards with hanging and shelved storage space, twin drawer stack and dressing table unit with further twin drawer stack. Feature part vaulted ceiling.



**Bedroom Two** 14'2" x 11'9" maximum (4.32m x 3.58m) uPVC double glazed window to rear overlooking the rear garden. Oak flooring. Radiator. Professionally planned and fitted with a range of fitted bedroom furniture comprising corner extra space wardrobe cupboard, double fronted part obscure glazed wardrobe cupboard with hanging and shelved storage space and two single full height wardrobe cupboards with matching bedside cabinet and twin pedestal dressing table. Three twin overhead storage cupboards. High level skirting. Smooth plastered part vaulted ceiling.



**Bedroom Three** 10'7" into built-in wardrobes x 7'3" (3.23m x 2.21m) uPVC double glazed window to rear overlooking the rear garden. Radiator. Solid oak flooring. Twin double fronted built-in wardrobe cupboards. Feature smooth plastered part vaulted ceiling.



**Bedroom Four** 8'3" x 7'2" (2.51m x 2.18m) Double glazed lead light window to front. Solid oak flooring. Radiator. Lipped skirting. Feature part vaulted ceiling.

**Family Bathroom** Obscure uPVC double glazed window to side. Fitted with a three piece suite comprising panel enclosed bath with independent integrated power shower, pedestal wash hand basin and dual flush close coupled w.c. Full height stainless steel heated towel rail. Ceramic tiling to half height with border tiles. Courtesy light with electric shaver point. Extractor fan. Full ceramic tiling to bath and shower area. Feature part vaulted ceiling.



### **To the outside of the property**

The rear garden is a particular feature of this fine family property and commences from the Dining Room and Kitchen/Breakfast Room with a shaped brick block paviour surround crazy paved patio terrace ideal for dining 'al-fresco'. The garden has been attractively planted and is well established with an array of annual and perennial plants and shrubs. Fencing to side boundaries. Open trellis work fencing to rear. Personal door giving access to the Attached Double Length Garage. External lighting. External power point. External water tap.

The front of the property has an attractive walled boundary front garden and an independent driveway leading to the:

**Attached Double Length Garage** Double doors to front. Personal door to property and glazed door to garden. Window to rear.

EPC - E

**The Property Misdescriptions Act 1991**

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