



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663
e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



3 bedroom House - Detached for sale, Kingston Avenue, Shoeburyness, Essex
£400,000

Full description

Call us on **01702 433663** to view this property or visit sorrellproperty.co.uk for more details



These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell

We are favoured with instructions to offer for sale this attractive detached house situated within a cul de sac location of North Shoebury. The ground floor comprises of a lounge and an open plan kitchen diner and wc. The first floor has three bedrooms with the master bedroom having an ensuite shower room and there is a family bathroom/wc. The property is double glazed and has gas central heating and there is an attached garage and off street parking. No onward chain.

Features

- DETACHED HOUSE
- THREE BEDROOMS MAIN WITH ENSUITE SHOWER ROOM
- LOUNGE
- OPEN PLAN KITCHEN DINER
- GROUND FLOOR WC
- FAMILY BATHROOM/WC
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- ATTACHED GARAGE AND PARKING
- NO ONWARD CHAIN

Entrance Hallway

Stairs to first floor, Karndean flooring, double glazed window to side, door to ground floor wc, further door to:

Lounge - 4.14 x 4.24 (13'6 x 13'10)

Double glazed windows to front and side, carpeted, smooth plastered walls to coved ceiling, wall mounted thermostat, under stairs storage cupboard, door to kitchen, opaque panel glazed double doors to open plan kitchen/diner.

Dining area - 2.93 x 2.59 (9'7 x 8'5)

Karndean flooring, smooth plastered walls to coved ceiling, radiator, double glazed patio doors leading to and overlooking rear garden:

Kitchen area - 2.35 x 2.90 (7'8 x 9'6)

Fitted with cupboard and draw base units and eye level wall cupboards with rolled top work surfaces and tiled splash backs, polyurethane sink unit with single bowl single drainer, built in four ring gas hob with electric oven under, integrated fridge and dishwasher, cupboard housing boiler:

Ground floor wc

Karndean flooring, closed coupled wc, wash hand basin tiled splash back, smooth plastered walls, extractor, opaque double glazed window to front:

First floor landing

Access to loft, double glazed window to side, carpeted, smooth plastered walls to coved ceiling, doors off onto:

Bedroom One - 3.27 x 2.86 (10'8 x 9'4)

Carpeted, smooth plastered walls to coved ceiling, double glazed window to front, radiator, built in wardrobe, door to:

Ensuite shower room

Independent tiled shower cubicle, pedestal wash hand basin, tiled splash backs, radiator, wall mounted mirrored medicine cabinet, smooth plastered walls, radiator, extractor:

Bedroom Two - 3.37 max narrowing to 2.66 x 2.87 (11'0 max narro

Carpeted, smooth plastered walls to coved ceiling, radiator, double glazed windows to rear:

Bedroom Three - 2.19 x 1.69 plus door recess (7'2 x 5'6 plus doo

Laminate flooring, smooth plastered walls to coved ceiling, dado rail, radiator, built in cupboard, double glazed window to front:

Bathroom/wc - 1.84 x 2.16 max (6'0 x 7'1 max)

Fitted with a panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, tiled splash backs, vinyl flooring, cupboard housing water tank, extractor, opaque double glazed window to rear.

Externally

Rear garden commencing with a paved patio area, the remainder being mainly laid to lawn with flower and shrub boarders, cold water tap, access to garage, side access, fencing to boundaries. The front garden is part laid to lawn with pathway to front door. There is a side block paved driveway providing off street parking and leading to attached garage.





Call us on **01702 433663** to view this property or visit sorrellproperty.co.uk for more details



These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell



Call us on **01702 433663** to view this property or visit sorrellproperty.co.uk for more details



These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell