



Bournemouth Park Road, Southend-on-Sea

Offers Over £375,000 Freehold

- 3 spacious bedrooms
- Modern open-plan kitchen
- Secluded decked lounging area
- Corner position with garden
- Short distance to Southend
- Large lounge area
- Conservatory with garden access
- Detached double garage
- Close to schools and buses
- Viewing highly recommended





NO ONWARD CHAIN. Nestled in a prime corner position on Bournemouth Park Road, Southend, this charming three-bedroom semi-detached home is a delightful find for families and individuals alike. The property boasts a detached double garage, conveniently located at the end of a beautifully maintained garden, providing both practicality and aesthetic appeal.

Upon entering the ground floor, one is greeted by a spacious lounge that exudes warmth and comfort, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern open-plan kitchen and dining area, which features a high-quality kitchen range, ideal for culinary enthusiasts. This inviting space seamlessly flows into a large conservatory, allowing natural light to flood in and offering direct access to the expansive garden.

The outdoor area is a true sanctuary, featuring a decked lounging space that promises seclusion and tranquillity, enhanced by an established grape vine that adds a touch of charm. The main garden is a delightful haven, boasting a rich variety of herbs and vines, perfect for those with a green thumb or simply seeking a peaceful retreat.

Moving to the first floor, the property comprises three well-proportioned bedrooms, complemented by a generously sized bathroom equipped with both a bath and shower. A unique feature of this home is the pull-down loft ladder leading to a decorated loft room, providing additional space that can be utilised as a study, playroom, or guest accommodation.

Conveniently located near schools and bus routes, this property is just a short distance from the vibrant amenities of Southend, making it an ideal choice for those seeking a blend of comfort, style, and accessibility. This home is not just a property; it is a lifestyle waiting to be embraced.

PORCH

HALLWAY

LOUNGE

15'6 X 11'4

KITCHEN / DINER

17'3 X 11'10

CONSERVATORY

17'3 X 10'

LANDING

BATHROOM

8'5 X 7'5

BEDROOM

12' X 10'4

BEDROOM

11'10 X 9'2

BEDROOM

7'3 X 6'

DOUBLE GARAGE

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



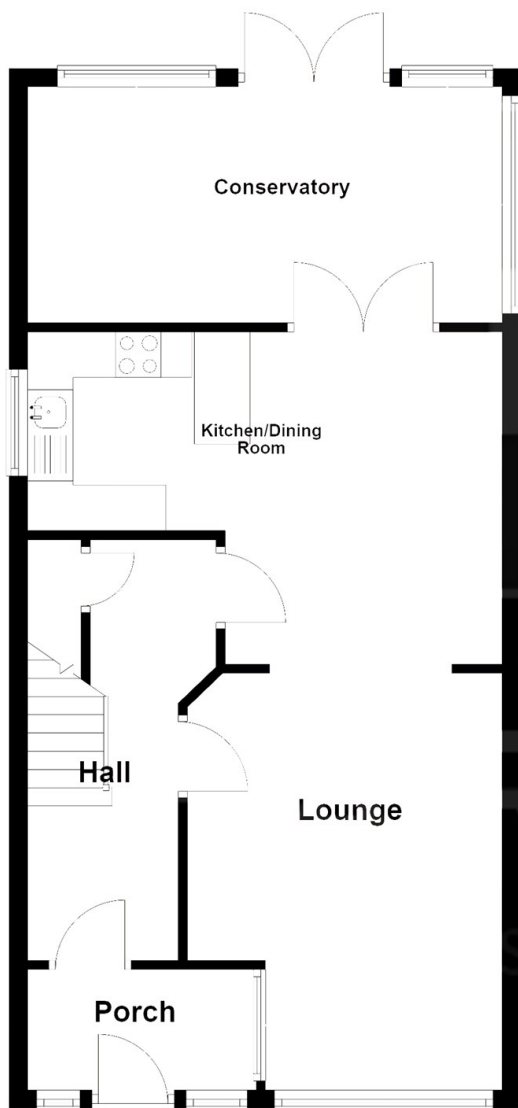
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Local Authority **Southend-on-Sea**
Council Tax Band **D**
EPC Rating **D**

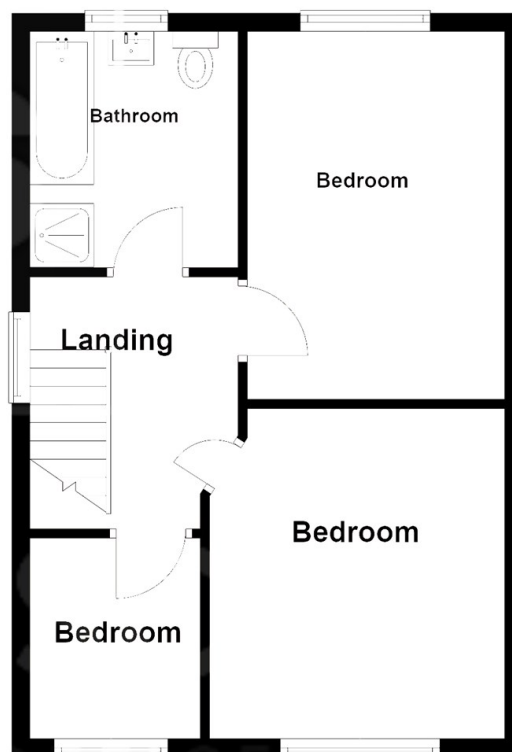
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.3 sq. feet)
(excluding Bedroom)



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.