



Cambridge Road, Southend-On-Sea

£750,000

home.

72 Cambridge Road

Southend-On-Sea
SS1 1ES



- Absolutely Stunning Four Bedroom Semi-Detached Family Home
- Heart Of Clifftown Conservation Area
- Lounge & Separate Snug
- Fabulous Open Plan Kitchen Diner
- Master Bedroom With En-Suite Shower Room
- South Backing Rear Garden
- Off Street Parking For Several Vehicles
- Perfectly Positioned For Southend Town Centre, Cliff Gardens, Beach & Two Mainline Railway Stations

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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Home Of Leigh are privileged with instructions to offer for sale this absolutely stunning four bedroom semi-detached family home which is located in the heart of the enviable Clifftown conservation area and which has been renovated and maintained to an exceptionally high standard by the current owners.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, lounge with feature fireplace and log burner, separate snug plus a fabulous open plan kitchen diner to the rear giving access to the garden. To the first floor there is a spacious split level landing with four well appointed bedrooms - the master boasting a

feature vaulted ceiling and en-suite shower room plus a principal family bathroom.

Externally the property benefits from a south backing rear garden, whilst to the front there is off street parking for several vehicles.



Located on Cambridge Road in the heart of the Clifftown conservation area, this wonderful family home is perfectly positioned to take full advantage of Southend town centre and its extensive range of shopping facilities as well as Cliff Gardens, the beach and two mainline railway stations giving direct access into both London Fenchurch Street and London Liverpool Street.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall

21'6 x 5'7 < 3'9

A fabulous and welcoming entrance hall with tiled flooring throughout, coved cornice to smooth plastered ceiling, dado rail, stairs leading to first floor accommodation with understairs storage cupboard, additional built-in cloaks cupboard, cast iron effect radiator. Doors to:

Ground Floor Cloakroom

3'1 x 2'9

Double glazed obscure window to side aspect, modern two piece suite comprising; wall mounted wash hand basin with mixer tap, low level WC, wood flooring, smooth plastered ceiling, half tiled to surrounding walls.

Lounge

15'3 x 13'9

Double glazed Sash bay window to front aspect with bespoke fitted Plantation shutters, Kardean wood flooring, feature cast iron fireplace with inset log burner and attractive surround, coved cornice to smooth plastered ceiling with central ceiling rose, cast iron effect radiator.

Snug

11'9 x 11'4

Double glazed French doors to rear giving access to the garden, wood flooring throughout, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, cast iron effect radiator.

Open Plan Kitchen & Dining Room

19'1 x 9'7

A fabulous open plan kitchen with double glazed Sash windows to side aspect with bespoke fitted Plantation shutters and double glazed French doors to rear giving access to the garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge Quartz worksurfaces with an abundance of cupboards and drawers beneath, integrated full height fridge and separate integrated full height freezer, integrated dishwasher, concealed bin storage, freestanding Range cooker with extractor hood above, Kardean wood flooring throughout with underfloor heating, smooth plastered ceiling with inset spotlighting.

First Floor Landing

12'1 max x 11'1 max

A great size split level landing with a double glazed Sash window to side aspect, carpeted, smooth plastered ceiling. Doors to:

Bedroom One

18'2 x 9'1

Double glazed window to side aspect, exposed and varnished floorboards, feature vaulted ceiling with two Velux windows, range of bespoke fitted wardrobes, cast iron effect radiator. Door to:

En-Suite Shower Room

9'9 x 3'2

Double glazed window to rear aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, exposed and varnished floorboards, heated towel rail.

Bedroom Two

12'3 x 9'4

Double glazed Sash window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, fitted floor to ceiling alcove wardrobe, radiator.

Bedroom Three

12'3 x 7'1

Double glazed Sash window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, radiator.





Bedroom Four

12'3 x 6'5

Double glazed window to rear aspect, carpeted, built-in alcove wardrobe, smooth plastered ceiling, radiator.

Bathroom

8'1 x 4'8

Modern three piece suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting and feature roof tunnel light, heated towel rail.

Externally

Rear Garden

The property benefits from an immaculate south facing rear garden which commences with an attractive and extensively paved patio area to the immediate rear which continues round both sides of the property - one which creates a wonderful space for outside dining and entertaining and the other which offers a great space for storage and side access to front. The remainder of the garden is laid to lawn and enclosed by brick wall and screen panelled fencing.

Front Garden

The property is block paved to the front providing off street parking for several vehicles.











GROUND FLOOR
635 sq.ft. approx.



1ST FLOOR
629 sq.ft. approx.



TOTAL FLOOR AREA : 1264 sq.ft. approx.
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Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Semi-Detached

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band:

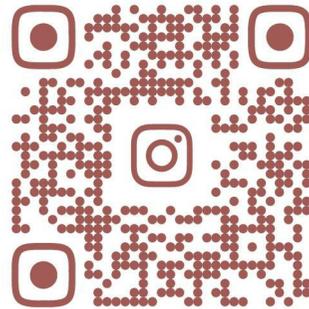
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