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today on 01268 777400**



## **Royston Avenue, Southend-On-Sea Guide price £400,000**

GUIDE PRICE £400,000 - £425,000. This Three Bedroom Character House benefits from many features including a recently fitted modern kitchen, conservatory, landscaped rear garden, block paved driveway and a separate home office and cinema room. The property is located with easy access to local shops bus routes, amenities and within close proximity the A127 providing direct access to London and the M25.

## Property Details

Entrance Porch - Smooth plastered ceiling and tiled flooring. Hard wood entrance door to:

Entrance Hall - Smooth ceiling, modern grey wood effect laminate flooring, stairs to first floor and under stairs storage cupboards. doors leading to

Lounge - 14'8 x 11'9 - Smooth ceiling, UPVC double glazed bay window to front . Grey Modern fitted carpet to remain, radiator.

Kitchen - 11'7 x 6'8 - Smooth plastered ceiling, Tile effect flooring and tiling to walls. The Kitchen comprises of a range of modern base and eye level units with marble effect work surfaces over with inset sink and drainer with mixer tap. There is a integrated oven, hob, extractor hood and dishwasher. Open plan to:

Conservatory - 16'3 x 8'9 - Tiled effect floor. UPVC glazed window and door to side. UPVC door and bi-fold doors to rear. Space and plumbing for appliances.

Dining Room / Playroom 11'7 x 11 - Smooth ceiling, picture rail, double glazed French doors and side light windows, modern fitted grey laminate flooring, radiator, door returning to Hallway.

Landing - Smooth coved ceiling with loft access. Modern fitted Grey flooring flooring and double glazed window to side with art deco sunbeam pattern.

Bedroom 1 - 14'6 x 12'3 - Smooth and coved ceiling. UPVC double glazed bay window to front, Modern fitted Grey carpet and radiator.

Bedroom 2 - 11'5 x 9'5 - Smooth coved ceiling. UPVC double glazed window to rear, fitted carpet to remain and radiator.

Bedroom 3- 8'6 x 6'6 - Smooth ceiling. UPVC double glazed window to front, carpeted and radiator.

Bathroom - Smooth plastered ceiling. UPVC obscured double glazed window to rear. Tiled walls and tiled flooring. three piece suite comprising bath, wash hand basin in vanity unit and separate corner shower with double doors.

Separate Wc - Smooth plastered ceiling, UPVC obscured double glazed window to rear, part tiled walls and tiled flooring. WC.

Rear Garden South Facing - Commences with large patio

area, which leads to lawn with raised flower, shrub and tree borders. Additional paved area with space for hot tub and wooden pergola over. Raised decking area. Shed. Door to Home Office / Cinema Room.

Home Office / Cinema Room : - 19'7 x 9'2 - Smooth ceiling, double glazed French doors to front, door to side, wood effect laminate flooring, fixed projector screen, space for home office desk and drawers.

GROUND FLOOR

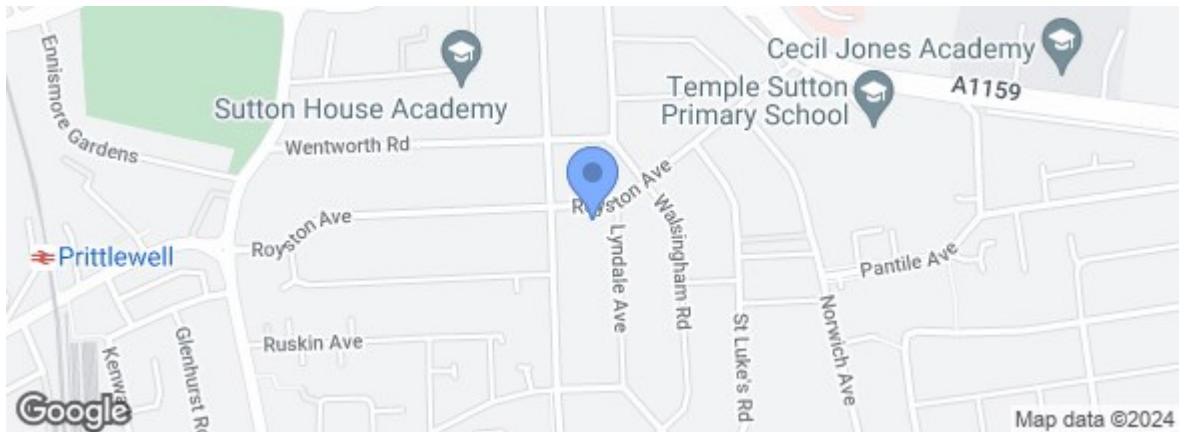


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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