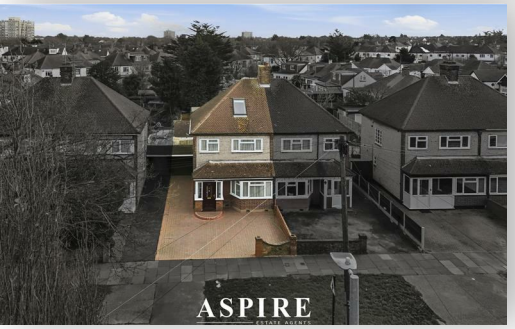
To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS



Bournemouth Park Road, Southend-On-Sea Offers in excess of £415,000

This charming four bedroom semi detached family home is arranged over three spacious floors and is ideally positioned within a popular residential location, offering convenient access to local schools, amenities and transport links. The property provides generous and well balanced accommodation throughout, including two spacious reception rooms, a modern en suite shower room to the principal bedroom, and excellent family living space across all levels.

Externally, the home benefits from a substantial rear garden measuring approximately 70ft, creating an ideal outdoor space for families, entertaining or relaxing. To the front, there is off street parking for multiple vehicles, while to the rear the property further benefits from a garage and car port, providing additional practicality and storage.

The location is particularly appealing for families, with the property falling within catchment for Temple Sutton Primary School and Cecil Jones Academy, and potentially Southchurch High School (subject to application). Commuters are also well catered for, with Prittlewell Train Station (Greater Anglia) approximately 0.7 miles away and Southend East Station (C2C line) around 1.1 miles away, both offering direct routes into London.

Southend City Centre is approximately 0.9 miles away, providing a wide selection of shops, restaurants, supermarkets and leisure facilities, while local amenities and bus routes are conveniently located nearby.

This is a fantastic opportunity to acquire a spacious family home in a well connected and sought after location, and early viewing is strongly advised.

Entrance Porch
Accessed via a UPVC entrance door with glazed inserts, with additional obscured glazed panels to the front and both sides allowing for natural light. Finished with high level skirting and a smooth plastered ceiling. Double wooden doors with glazed panels open into the:

Entrance Hall
15'3 x 3'8" (4.65m x 1.12m)
A welcoming hallway with doors and archway providing access to the ground floor accommodation and stairs rising to the first floor. Two useful understairs storage cupboards provide practical space, with one housing utility facilities. Additional features include a wall mounted radiator, high level skirting, decorative plate rail and a coved ceiling.

Dining Room
15'11" x 11'5" (4.85m x 3.48m)
Situated to the front of the property and featuring a large UPVC double glazed bay window, allowing plenty of natural light. The room also benefits from a Yorkstone feature fireplace with wooden mantle, fitted shelving to the chimney recess, a wall mounted radiator, picture rail, high level skirting and coved ceiling.

Living Room
21'4" x 10'4" (6.50m x 3.15m)
A spacious reception room positioned to the rear with almost full width sliding patio doors opening directly onto the garden. The room features a cast iron fireplace with granite hearth and open grate (currently not operational), two wall mounted radiators, picture rail, high level skirting and a smooth plastered ceiling finished with decorative ceiling roses.

Kitchen
8'5" x 6'5" (2.57m x 1.96m)
Fitted with a range of wooden fronted base and wall units with rolled edge work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap and drainer. Space is provided for a freestanding cooker with tiled splashbacks and tiled effect laminate flooring. A side window allows for natural light and an open archway leads through to the utility room.

Utility Room
8'3" x 7'5" (2.51m x 2.26m)
A practical space with plumbing and space for a washing machine and dishwasher, along with space for freestanding fridge and freezer appliances. Additional eye level storage units are fitted and tiled effect laminate flooring continues through. A UPVC door provides access to the rear garden, while a further door leads to the ground floor WC.

W/C
Fitted with a two piece suite comprising a low level WC and wall mounted wash basin with tiled splashback. Additional features include an obscured window to the rear, vinyl flooring, wall mounted radiator and smooth plastered ceiling.

First Floor Landing
A bright landing area with an original stained glass leaded window to the side elevation. Doors lead to the first floor rooms while stairs continue to the second floor. Two storage cupboards are located here, one housing the gas fired boiler. Finished with high level skirting, picture rail and smooth plastered ceiling.

Bedroom One
15'4 x 10'6" (4.67m x 3.20m)
A generous principal bedroom overlooking the rear garden with a UPVC double glazed window. The room benefits from an extensive range of fitted wardrobes, incorporating a dressing table, shelving and over bed storage. Additional features include a wall mounted radiator, high level skirting, picture rail and smooth plastered ceiling. Door to:

En Suite
7'7" x 6'7" (2.31m x 2.01m)
A modern suite comprising a low level WC, wash basin with storage below and a large enclosed shower cubicle with rainfall shower and additional handheld attachment. Fully tiled walls complement the contemporary design, along with vinyl flooring, a chrome heated towel rail, vanity mirror and obscured window to the rear.

Bedroom Three
11'11" x 9'1" (3.63m x 2.77m)
Positioned to the front with a UPVC double glazed window, wall mounted radiator and an original fitted wardrobe. Finished with picture rail, high level skirting and coved ceiling.

Bedroom Four
8'11" x 7'8" (2.72m x 2.34m)
Another well proportioned bedroom located at the front of the property featuring a UPVC double glazed window, wall mounted radiator, picture rail, high level skirting and smooth plastered ceiling

Family Bathroom
7'7 x 6'1 (2.31m x 1.85m)
A modern three piece suite comprising a panelled bath with mixer tap and wall mounted shower, wash basin with storage beneath and low level WC. The room is finished with fully tiled walls, vinyl flooring, a wall mounted radiator, vanity mirror and an obscured side window.

Second Floor Landing
Provides access to bedroom two along with eaves storage and access to the loft space via a hatch. Finished with high level skirting and smooth plastered ceiling.

Bedroom Two
15'10" x 11'5 (4.83m x 3.48m)
A spacious loft bedroom with a Velux window to the front elevation allowing excellent natural light. The room benefits from a wall mounted radiator and useful eaves storage space.

Outside Space
The rear garden is of a generous size, approx. 70ft, and begins with a raised crazy paved patio area directly outside the lounge, ideal for outdoor seating and entertaining. The garden also includes planted borders, further hardstanding areas and a lawn section. Access is provided to the car port at the rear.

Car Port
Accessed via double wooden doors to the front and finished with translucent roofing

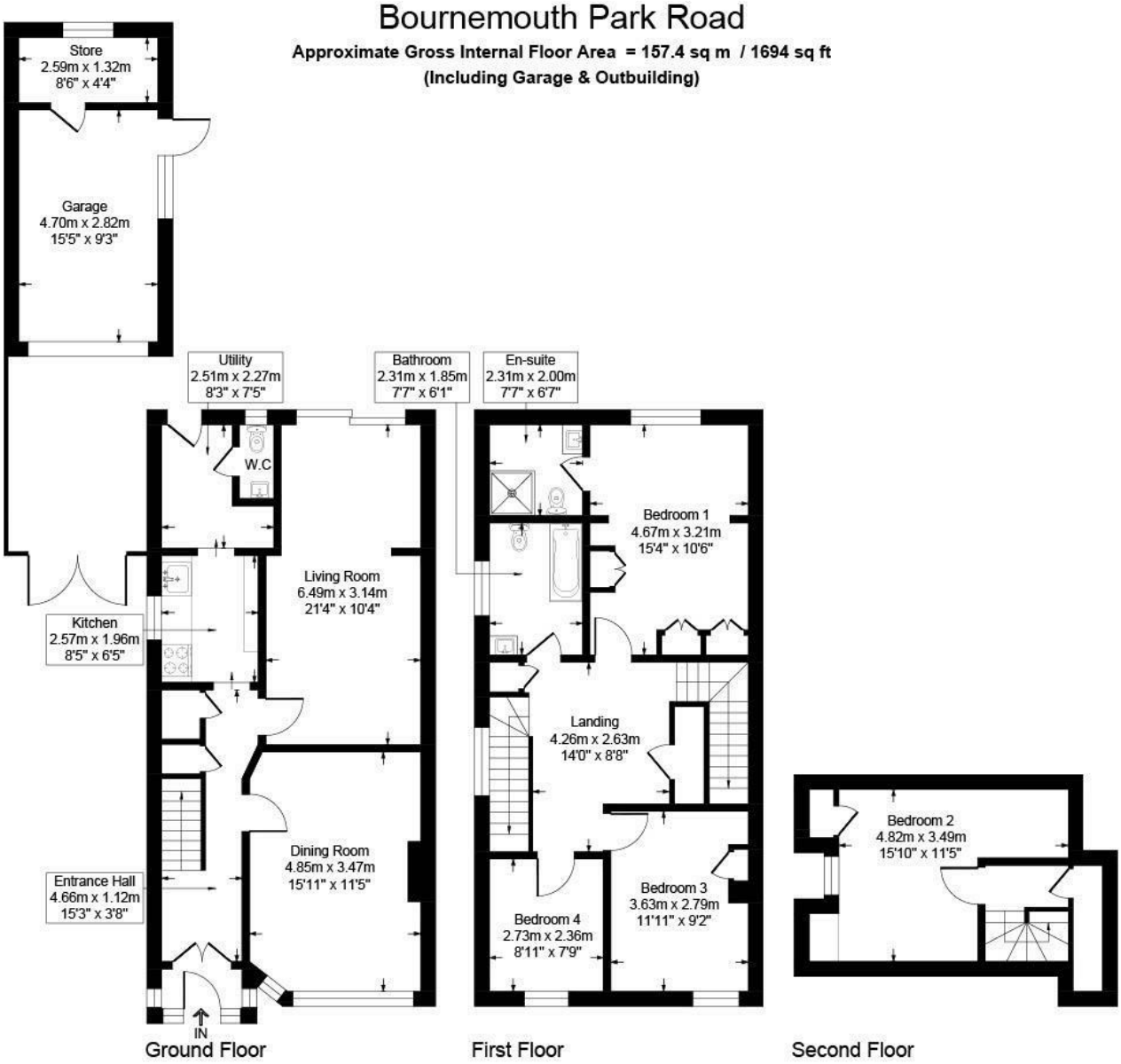
Garage
15'5" x 9'3 (4.70m x 2.82m)
A detached single garage located at the rear with an up and over door to the front, along with a side door and window. The garage benefits from power and lighting and includes access to a boarded loft area via drop down ladder. A further door leads to the office.

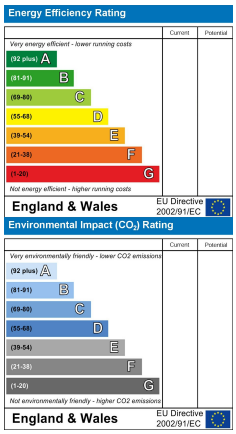
Office / Store
8'6" x 4'4" (2.59m x 1.32m)

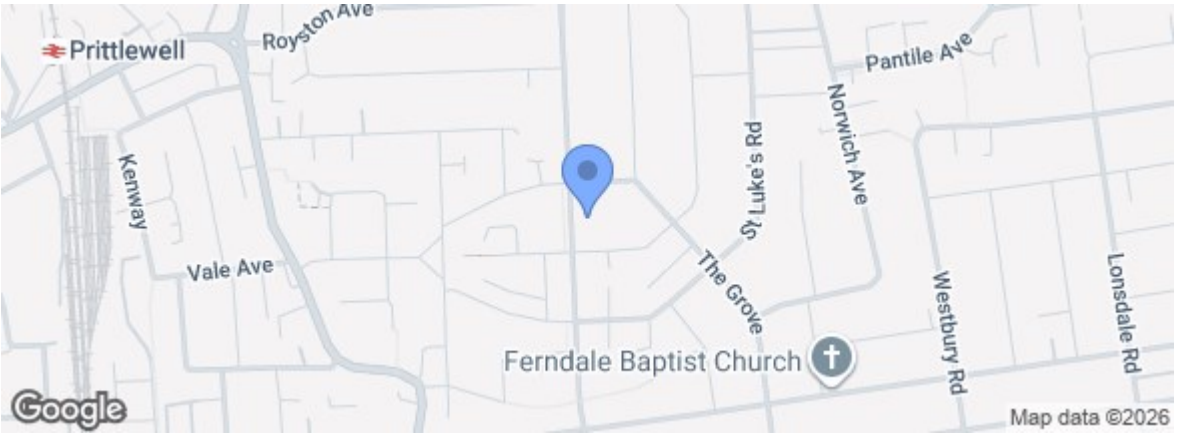
Parking
To the front of the property is a block paved driveway providing ample off street parking for multiple vehicles.

Bournemouth Park Road

Approximate Gross Internal Floor Area = 157.4 sq m / 1694 sq ft
(Including Garage & Outbuilding)







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