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today on 01268 777400



## Lonsdale Road, Southend-on-sea, Offers in the region of £275 000

Situated on the popular Lonsdale Road in Southend-on-Sea, this well presented three bedroom terraced home offers spacious accommodation and has been extended to the rear, creating a fantastic layout ideal for modern family living.

The ground floor provides a bright and comfortable living space, with a generous lounge leading through to an extended kitchen and dining area at the rear of the property. The extension creates an excellent open and sociable environment, perfect for everyday family life as well as entertaining guests, with direct access out to the garden.

Upstairs, the property offers three well proportioned bedrooms along with a family bathroom, making it well suited to families, first time buyers or those looking for additional space.

Externally, the home benefits from a private rear garden measuring approximately 40ft, offering a great outdoor space for relaxing, entertaining or family use. To the front, the property has a garden which offers potential to be converted into off street parking (subject to the relevant planning permissions).

The location is particularly convenient, being within catchment for the highly regarded Hamstel Junior School and approximately 0.7 miles from Southend East C2C railway station, providing direct rail links into London and making the property ideal for commuters.

With its extended living space, family friendly location and further potential, this property presents an excellent opportunity for buyers looking to establish a home in a well connected part of Southend-on-Sea.

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## **Entrance Hall**

## **Lounge/Bedroom**

12'10" x 11'6" (3.91m x 3.51m)

## **Sitting Room**

12'7" x 12'5" (3.84m x 3.78m)

## **Kitchen/Diner**

20'5" x 8'8" (6.22m x 2.64m)

## **Landing**

## **Bedroom 1**

15'8" x 9'7" (4.78m x 2.92m)

## **Bedroom 2**

12'8" x 9'7" (3.86m x 2.92m)

## **Bedroom 3**

9'11" x 5'7" (3.02m x 1.70m)

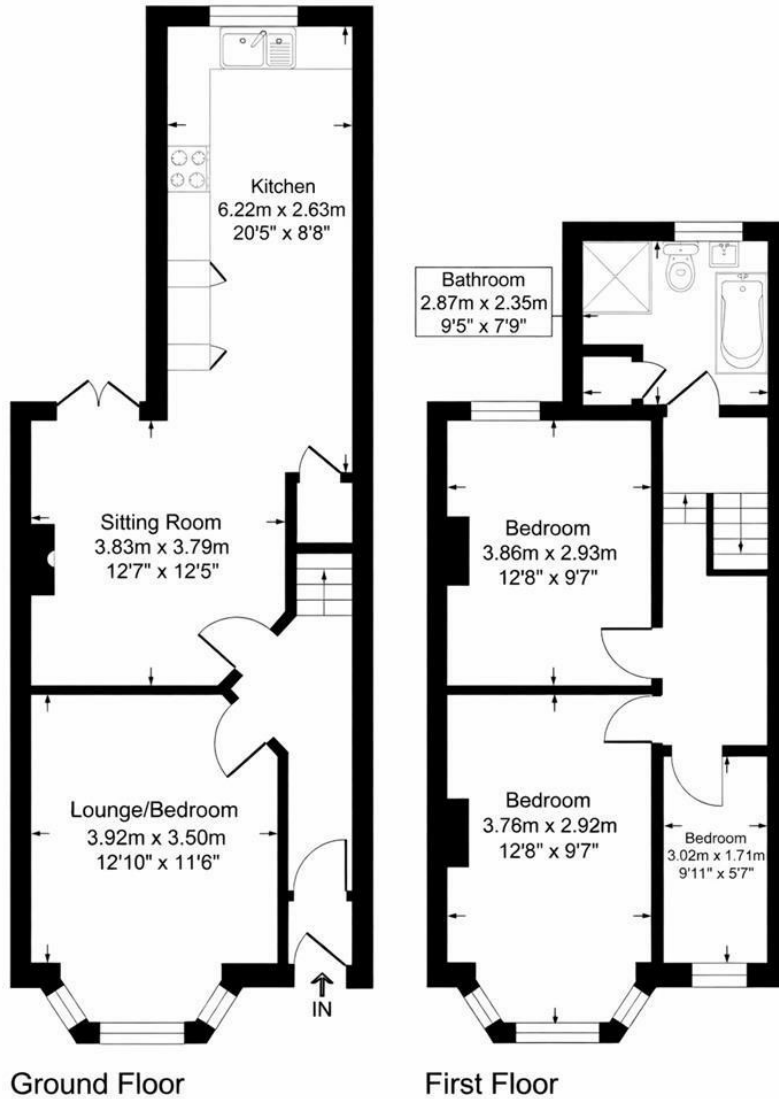
## **Family Bathroom**

9'5" x 7'9" (2.87m x 2.36m)

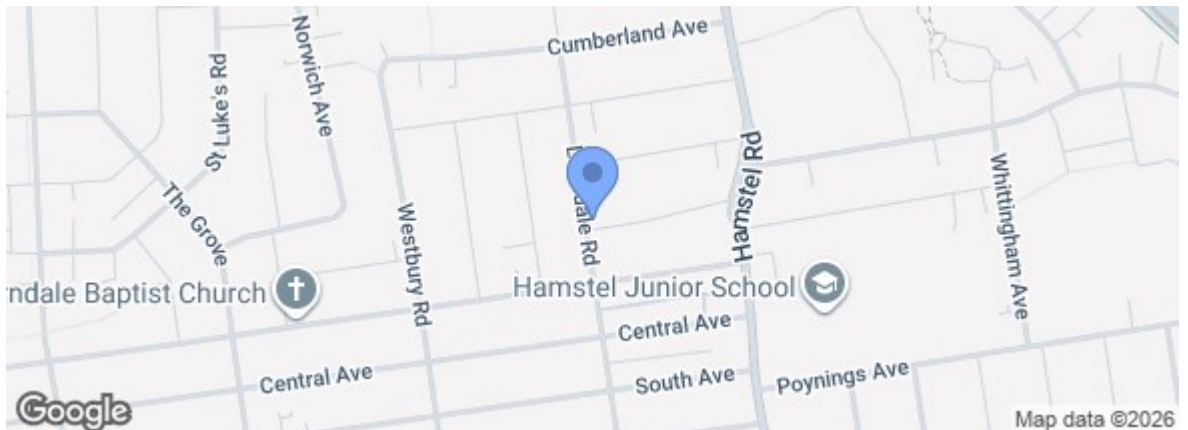
## **Garden**

# Lonsdale

Approximate Gross internal Floor Area = 96.5 sq m / 1040 sq ft



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	(11-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
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	(11-20)		
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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