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## Ilfracombe Road, Southend-On-Sea Guide price £425,000

**\*\*GUIDE PRICE 425,000 - 450,000\*\***

This beautifully presented three-bedroom extended family home offers modern living in a highly convenient location, within walking distance of the station and local shops.

The property has been thoughtfully extended to provide spacious and flexible accommodation, ideal for growing families or those working from home. The ground floor features a bright and contemporary living space, finished to a high standard, with a seamless flow into the extended area—perfect for family life and entertaining.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all presented in excellent decorative order.

Externally, the home benefits from a well-maintained garden and a versatile outbuilding, ideal for use as a home office, gym, studio, or additional storage.

Modern throughout and ready to move into, this property combines style, space, and location, making it an excellent opportunity for commuters and families alike.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Front aspect**

### **Entrance hall**

### **Lounge**

13' 4" x 12' 7 (3.96m 1.22m x 3.66m 2.13m)

### **Kitchen/Diner**

20' x 17'6 (6.10m x 5.33m)

### **Down Stairs W/C**

### **First floor landing**

### **Bedroom 1**

12' 9" x 11' 2 (3.66m 2.74m x 3.35m 0.61m)

### **Bedroom 2**

11' 1" x 10' 5 (3.35m 0.30m x 3.05m 1.52m)

### **Bedroom 3**

8' 3" x 5' 4" (2.44m 0.91m x 1.52m 1.22m)

### **Family bathroom**

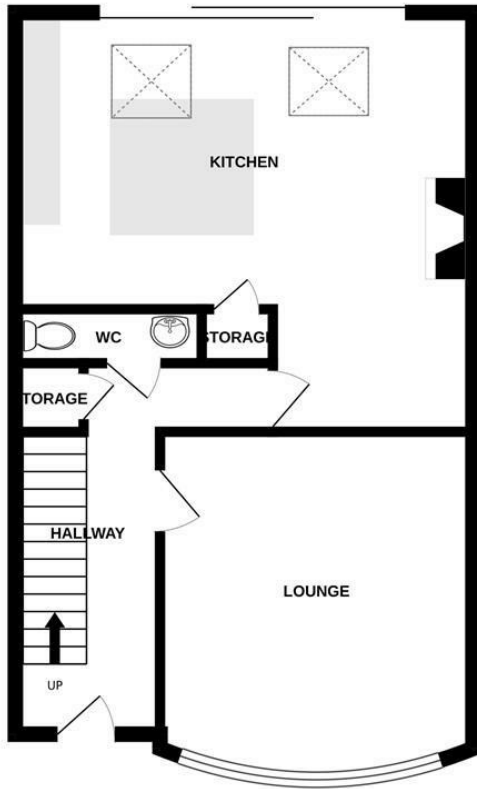
### **Rear garden**

approx 100ft (approx 30.48mft)

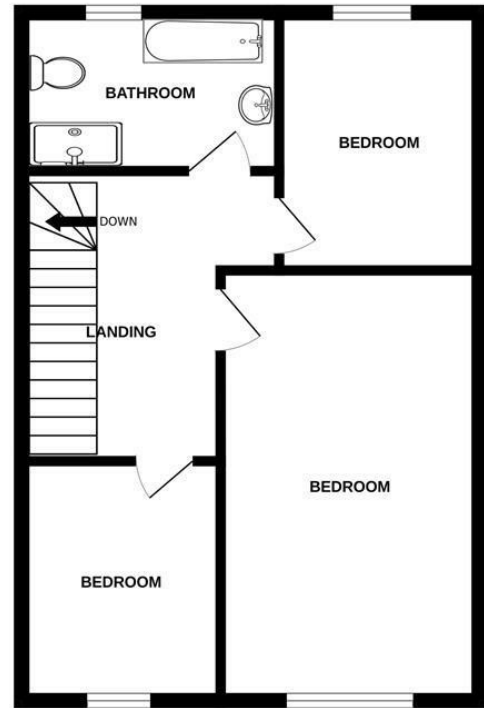
### **Outbuilding/Office**

14' 5" x 11' 8 (4.27m 1.52m x 3.35m 2.44m)

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.7 sq.m.) approx.

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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