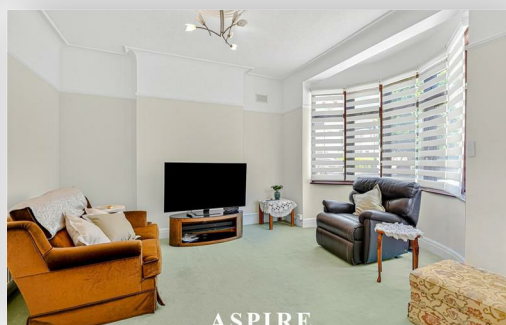


To arrange a viewing contact us
today on 01268 777400



Kensington Road, Southend-On-Sea Guide price £600,000

Aspire are pleased to present this substantial six-bedroom semi-detached character home, offering impressive internal space, flexible living arrangements and excellent family accommodation across three floors.

The ground floor provides fantastic versatility, with a generous lounge offering the option to be arranged as two separate reception areas if desired. There is also a ground floor bedroom with its own en-suite, making it ideal for multi-generational living, guests, older children or those needing bedroom space on the ground floor. Alternatively, this room could be used as a separate reception room, depending on the buyer's needs.

To the rear, the property benefits from a large conservatory, creating a bright additional living space overlooking the private, low-maintenance rear garden.

To the first floor, there are three well-proportioned double bedrooms, a family bathroom and a separate WC. The second floor provides two further double bedrooms, a three-piece bathroom and useful eaves storage.

Externally, the property benefits from a detached garage with power, offering excellent potential as a workshop, studio, gym or additional storage. To the front, there is a driveway providing off-street parking for multiple vehicles.

Further benefits include CCTV and a highly convenient Southchurch location, within catchment for Greenways Junior School and Southchurch High School, while also being well positioned for Southchurch Park, Southend Seafront, local amenities and Southend East Train Station.

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Entrance Hall

Lounge

22'9" x 15'1" (6.94 x 4.60)

Kitchen / Diner

18'3" x 12'9" (5.57 x 3.89)

Ground Floor Bedroom

23'6" x 10'3" (7.17 x 3.14)

En-suite / Downstairs W/C

Conservatory

19'10" x 12'3" (6.05 x 3.75)

FIRST FLOOR

Bedroom

14'7" x 11'6" (4.47 x 3.52)

Bedroom

11'11" x 10'9" (3.64 x 3.29)

Bedroom

12'5" x 8'11" (3.79 x 2.74)

W/C

Bathroom

SECOND FLOOR

Bedroom

17'6" x 8'7" (5.34 x 2.63)

Bedroom

10'8" x 7'3" (3.27 x 2.23)

Bathroom

Eaves Storage

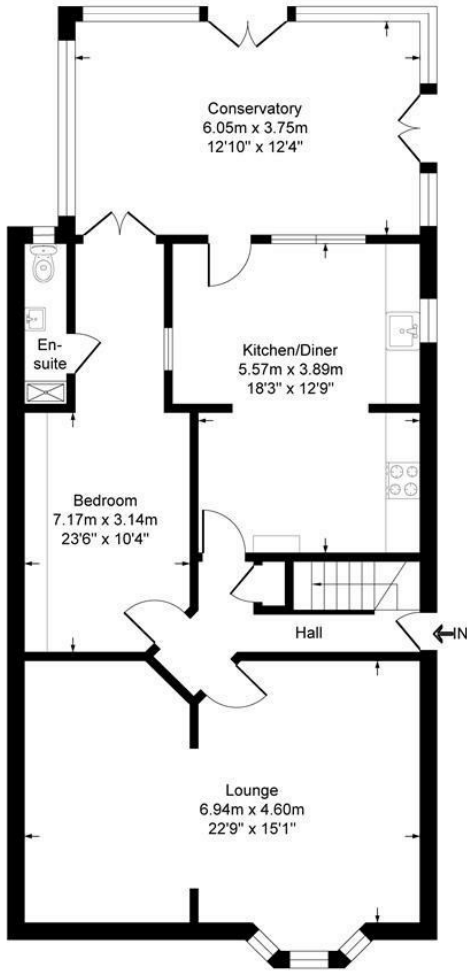
Garden

Garage

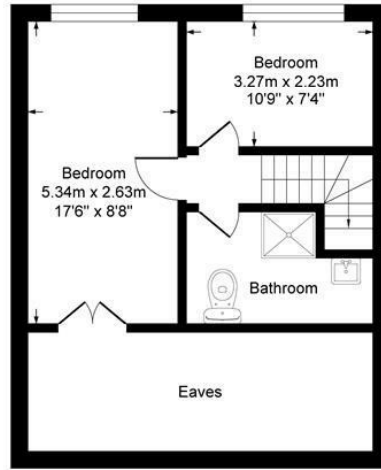
Driveway

Kensington Road

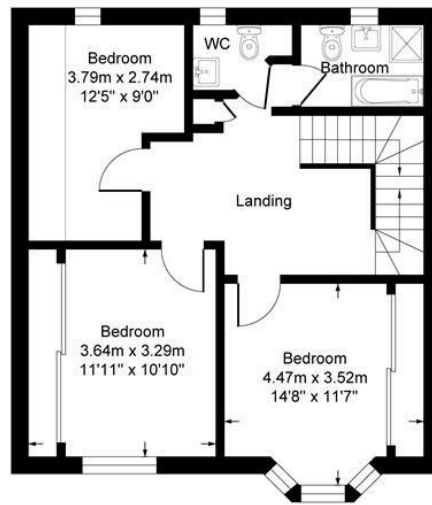
Approximate Gross Internal Floor Area = 192.6 sq m / 2074 sq ft



Ground Floor

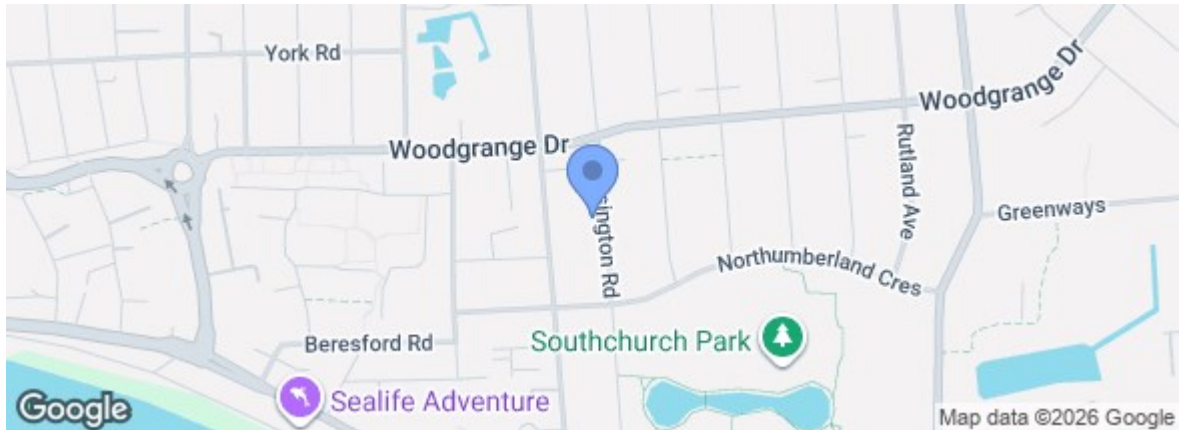


Second Floor



First Floor

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			
		72	81
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.