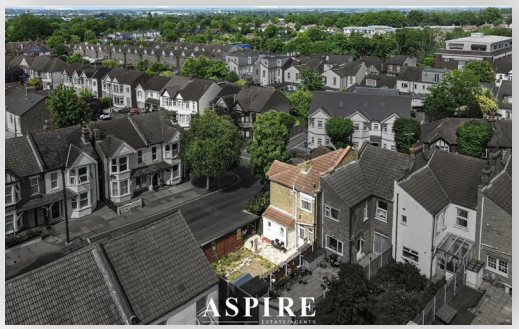
To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS









St. Marys Road, Southend-On-Sea Guide price £400,000

Aspire are pleased to present this charming three bedroom end of terrace family home, perfectly positioned on the ever-popular St Mary's Road, offering generous accommodation, period character and an exceptionally convenient location.

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the principal living accommodation. To the front of the home is a bright and airy bay-fronted dining room, ideal for family meals and entertaining guests. The impressive living room spans the full depth of the property and benefits from a large bay window, creating a warm and inviting space filled with natural light.

The kitchen is positioned to the rear and offers a practical layout with ample worktop space, storage and direct access to the garden. The property also benefits from useful storage areas throughout, making it well suited to modern family life.

To the first floor, there are two generous bay-fronted double bedrooms along with a well-proportioned third bedroom. The family bathroom is complemented by a separate WC, adding further practicality for busy households.

Externally, the property enjoys a generous south-facing rear garden, providing the perfect space for outdoor dining, entertaining and enjoying the sunshine throughout the day. To the front, there is the added benefit of off-street parking.

The location is a real highlight. Prittlewell Train Station is less than a five-minute walk away, offering direct services into London Liverpool Street, making it ideal for commuters. Priory Park is also within a short walk, providing beautiful green open space, sports facilities and family-friendly recreational areas. Southend City Centre is approximately 0.8 miles away and offers a wealth of shopping, dining and leisure facilities.

Families will appreciate being within catchment for Bournemouth Park Academy and Chase High School, whilst also being conveniently located for Southend High School for Boys.

Entrance Hall

Living Room
16'11 x 12'11 (5.16m x 3.94m)

Diving Room
11'3 x 11'2 (3.43m x 3.40m)

Kitchen
11'2 x 7'2 (3.40m x 2.18m)

Bedroom One
19'9 x 11'3 (6.02m x 3.43m)

Bedroom Two
13'3 x 8'11 (4.04m x 2.72m)

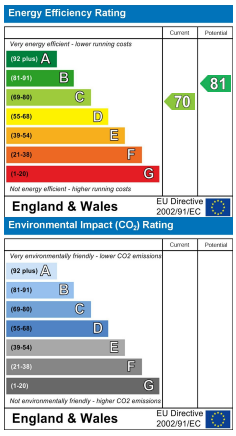
Bedroom Three
13'4 x 6'8 (4.06m x 2.03m)

Bathroom
5'10 x 5'0 (1.78m x 1.52m)

Seperate W/C

Garden

Off Street Parking





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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.