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## Royston Avenue, Southend-On-Sea Guide price £400,000

- 3 Bedroom Character House
- Lounge with feature Bay Window
- Conservatory
- Off Street Parking
- Dining Room / Playroom
- South Facing Landscaped Rear Garden
- Recently fitted Luxury Modern Kitchen
- Home Office / Cinema Room
- Double Glazing
- Close to local shops and amenities.

**GUIDE PRICE £400,000 - £425,000. This Three Bedroom Character House benefits from many features including a recently fitted modern kitchen, conservatory, landscaped rear garden, block paved driveway and a separate home office and cinema room. The property is located with easy access to local shops bus routes, amenities and within close proximity the A127 providing direct access to London and the M25.**

## Property Details

Entrance Porch - Smooth plastered ceiling and tiled flooring. Hard wood entrance door to:

Entrance Hall - Smooth ceiling, modern grey wood effect laminate flooring, stairs to first floor and under stairs storage cupboards. doors leading to

Lounge - 14'8 x 11'9 - Smooth ceiling, UPVC double glazed bay window to front . Grey Modern fitted carpet to remain, radiator.

Kitchen - 11'7 x 6'8 - Smooth plastered ceiling, Tile effect flooring and tiling to walls. The Kitchen comprises of a range of modern base and eye level units with marble effect work surfaces over with inset sink and drainer with mixer tap. There is a integrated oven, hob, extractor hood and dishwasher. Open plan to:

Conservatory - 16'3 x 8'9 - Tiled effect floor. UPVC glazed window and door to side. UPVC door and bi-fold doors to rear. Space and plumbing for appliances.

Dining Room / Playroom 11'7 x 11 - Smooth ceiling, picture rail, double glazed French doors and side light windows, modern fitted grey laminate flooring, radiator, door returning to Hallway.

Landing - Smooth coved ceiling with loft access. Modern fitted Grey flooring flooring and double glazed window to side with art deco sunbeam pattern.

Bedroom 1 - 14'6 x 12'3 - Smooth and coved ceiling. UPVC double glazed bay window to front, Modern fitted Grey carpet and radiator.

Bedroom 2 - 11'5 x 9'5 - Smooth coved ceiling. UPVC double glazed window to rear, fitted carpet to remain and radiator.

Bedroom 3- 8'6 x 6'6 - Smooth ceiling. UPVC double glazed window to front, carpeted and radiator.

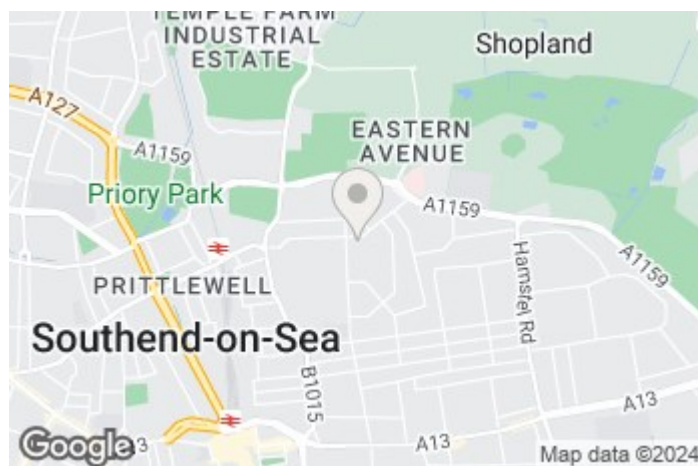
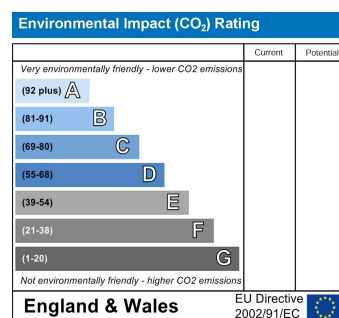
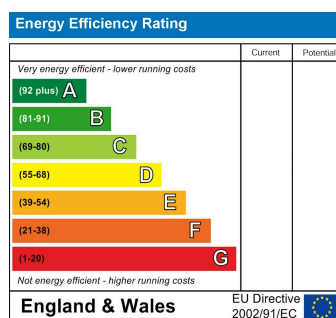
Bathroom - Smooth plastered ceiling. UPVC obscured double glazed window to rear. Tiled walls and tiled flooring. three

piece suite comprising bath, wash hand basin in vanity unit and separate corner shower with double doors.

Separate Wc - Smooth plastered ceiling, UPVC obscured double glazed window to rear, part tiled walls and tiled flooring. WC.

Rear Garden South Facing - Commences with large patio area, which leads to lawn with raised flower, shrub and tree borders. Additional paved area with space for hot tub and wooden pergola over. Raised decking area. Shed. Door to Home Office / Cinema Room.

Home Office / Cinema Room : - 19'7 x 9'2 - Smooth ceiling, double glazed French doors to front, door to side, wood effect laminate flooring, fixed projector screen, space for home office desk and drawers.



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.