

Ist Call

SALES AND LETTINGS



Crossfield Road, Southend-On-Sea, SS2 4LS

£365,000

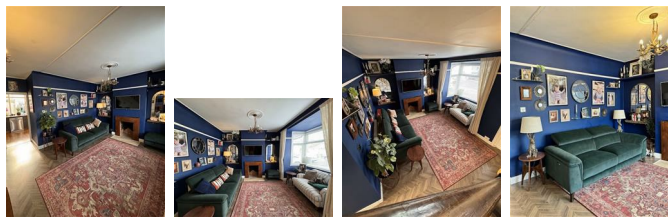
Nestled on the charming Crossfield Road in Southend-On-Sea, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, two of which are spacious double rooms, this property is ideal for families or those seeking extra space. The heart of the home is a fitted kitchen that seamlessly connects to an adjacent dining area, creating a warm and inviting space for family meals and entertaining guests whilst there is also a charming front lounge with feature fireplace. One of the standout features of this property is the impressive 85' south-facing rear garden perfect for gardening enthusiasts or for children to play. Additionally, it includes a garden room, offering a quiet retreat for work or leisure. Situated close to local nursery, primary and secondary schools, this home is perfectly positioned for families looking for educational opportunities nearby. With its appealing features and prime location, this semi-detached house on Crossfield Road is a wonderful opportunity for those seeking a comfortable and practical living space and viewing comes highly recommended.

Accommodation Comprising:

Entrance Porch

Double Glazed Entrance Porch

Lounge 16'7 x 14'10 (5.05m x 4.52m)



Double Glazed square bay window to front, feature fire place, radiator, feature picture rails, stairs leading to first floor landing, doorway to...

Kitchen-Diner 16'7 x 11'8 (5.05m x 3.56m)



Fitted in a range of eye and base level units with complementing rolltop worksurfaces with inset single bowl single drainer sink unit with mixer taps, integrated 4 ring gas hob and double oven, space for dishwasher, wall mounted boiler, space for American style fridge freezer, radiator, space for dining room table and chairs, window to rear, door to rear with windows to side...

Conservatory-Utility Area 11'10 x 5'9 (3.61m x 1.75m)



Space for tumble dryer and washing machine, additional storage space, door to rear leading to south backing rear garden...

Landing



Loft Access, doors leading to...

Bedroom One 11'8 x 10'5 (3.56m x 3.18m)



Double glazed window to rear over looking rear garden. radiator, feature fireplace surround...

Bedroom Two 11'8 x 10'5 (3.56m x 3.18m)



Double Glazed window to front, radiator...

Bedroom Three 8'9 x 6'6 (2.67m x 1.98m)



Double Glazed window to front, radiator...

Bathroom/WC 7'2 x 5'3 (2.18m x 1.60m)



Three piece bathroom suite comprising of a panelled bath, with mixer tap shower over, shower curtain, extractor fan and complementing tiled surround, pedestal wash hand basin, low level flush WC, obscure window to rear...

Exterior Front

Paved providing off street parking, gate providing side access to rear garden...

South Backing Rear Garden 85' (25.91m)



Gazebo enclosed seated area, laid to lawn, fenced to boundaries, herbaceous flower borders, garden path leading to...

Detached Summer House/Office



Light and power connected...

Floor Plan

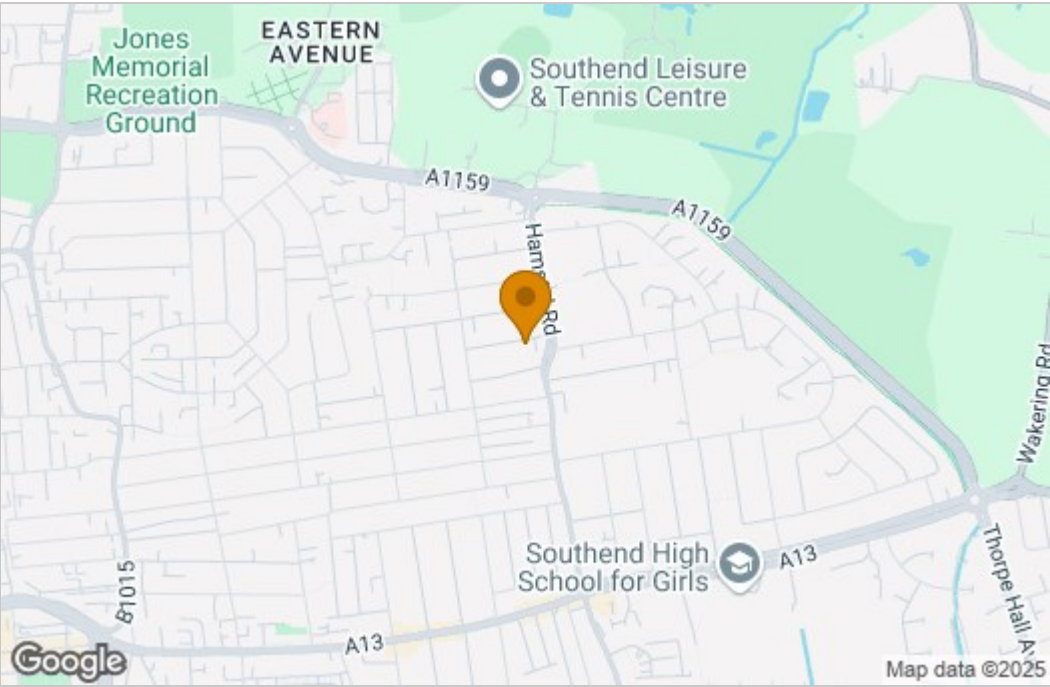


TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

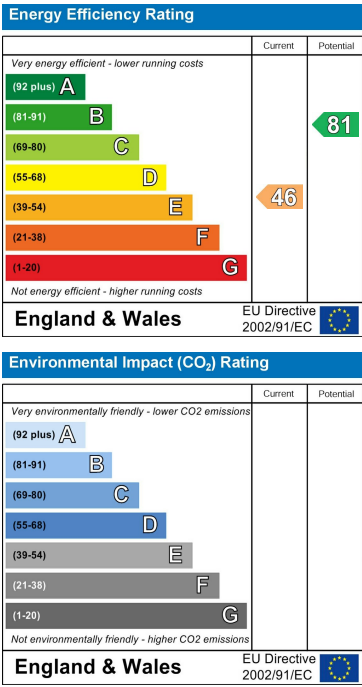
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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