

Ist Call

SALES AND LETTINGS



Rutland Avenue, Southend on Sea, SS1 2XL

£550,000

Beautiful 4-bed semi near Southchurch Park! Open-plan kitchen/diner, 4 beds, utility, 65' west-facing garden, parking for 2/3 cars. Greenways catchment, walk to station. Perfect family home. Must view!

This beautifully presented four-bedroom semi-detached family home occupies an exceptional location close to Southchurch Park, perfectly positioned for both commuters and families. Southend East railway station is just a short stroll away for effortless London connectivity, while the property falls within the highly regarded Thorpe Greenways School catchment - making this ideal for growing families. The heart of this wonderful home is the stunning open-plan kitchen and dining area, bathed in natural light and overlooking the west-facing rear garden. This creates the perfect space for modern family living where cooking, dining, and socializing flow seamlessly together. The ground floor is completed by a cosy front lounge for quieter relaxation, a convenient cloakroom, and a practical utility room for everyday family needs. Upstairs, four well proportioned and beautifully presented bedrooms provide excellent accommodation for growing families, complemented by a contemporary family bathroom with stylish fixtures throughout. The approximately 65-foot west-facing rear garden is a particular highlight, capturing beautiful afternoon and evening sunshine - perfect for outdoor dining, children's play, or peaceful relaxation. Off-street parking for at least two vehicles adds significant practical convenience. This exceptional family home combines modern comfort, thoughtful design, prime location, and outstanding outdoor space in one impressive package. We strongly recommend viewing to fully appreciate the quality and lifestyle this beautiful property offers.

Accommodation Comprising

Solid oak front door with original coloured lead lite window to side providing access to...

Entrance Hall



Original coloured lead lite window to side, staircase to first floor, radiator, understairs storage cupboard with light and housing gas and electric meters, Karndean wood effect flooring, dado rail, smooth plastered coved ceiling, doors off to...



Cloakroom

White suite comprising low level W.C., wall mounted corner wash hand basin, radiator, fully tiled walls, extractor fan, obscure double glazed window to side...

Lounge 14'9 into bay x 13'4 (4.50m into bay x 4.06m)



Large double glazed bay window to front, radiator, feature fireplace with stone effect surround, Karndean wood effect flooring, smooth plastered coved ceiling with ceiling rose...

Kitchen/ Diner 20' x 15'7 max overall (6.10m x 4.75m max overall)





Dining Area



Double glazed door and window to rear garden, two vertical radiators, Karndean wood effect flooring, smooth plastered coved ceiling with ceiling rose, open plan to...

Kitchen Area



Range of modern fitted base units with complementing roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel five burner gas hob with extractor hood over, separate integrated eye level double oven with plate warming drawer beneath, integrated dishwasher, space for under counter fridge, matching range of wall mounted units, fitted

dresser style shelved display unit, tiled splashbacks, Karndean wood effect flooring, smooth plastered ceiling with inset spotlights, double glazed window to rear, double glazed door to...

Utility Room 15'4 x 6'8 (4.67m x 2.03m)

Double glazed door to front maintaining side access, double glazed door and window to rear, radiator, tiled flooring, space and plumbing for washing machine and space for tumble dryer with roll edged working surface over, polycarbonate roof...

First Floor Landing



Coloured lead lite window to side, radiator, built in cupboard housing gas central heating & hot water boiler, dado rail, smooth plastered ceiling with loft access (we are advised that there is a drop down ladder and the loft space has a light and is part boarded for storage purposes), doors off to...

Bedroom 1 14'7 x 10'1 (4.45m x 3.07m)



Double glazed window to front, radiator, smooth plastered coved ceiling with ceiling rose...



Bedroom 4 9'7 x 6'7 (2.92m x 2.01m)



Bedroom 2 12'3 x 10'11 (3.73m x 3.33m)



Double glazed window to rear, radiator, smooth plastered coved ceiling with ceiling rose...

Bedroom 3 8'7 x 8'7 (2.62m x 2.62m)



Double glazed corner window to front and side aspects, radiator, built in storage cupboard with lighting, smooth plastered coved ceiling...

Bathroom 8'7 x 5'4 (2.62m x 1.63m)



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, wall mounted wash hand basin, low level W.C., vertical radiator, fully tiled walls, wood effect vinyl flooring, extractor fan, smooth plastered ceiling, obscure double glazed to side...

Externally



Front Garden

Cobblestone effect paving providing off street

parking for 2/3 vehicles, timber double gates to side leading to outside storage area with outside tap and double external power supply...

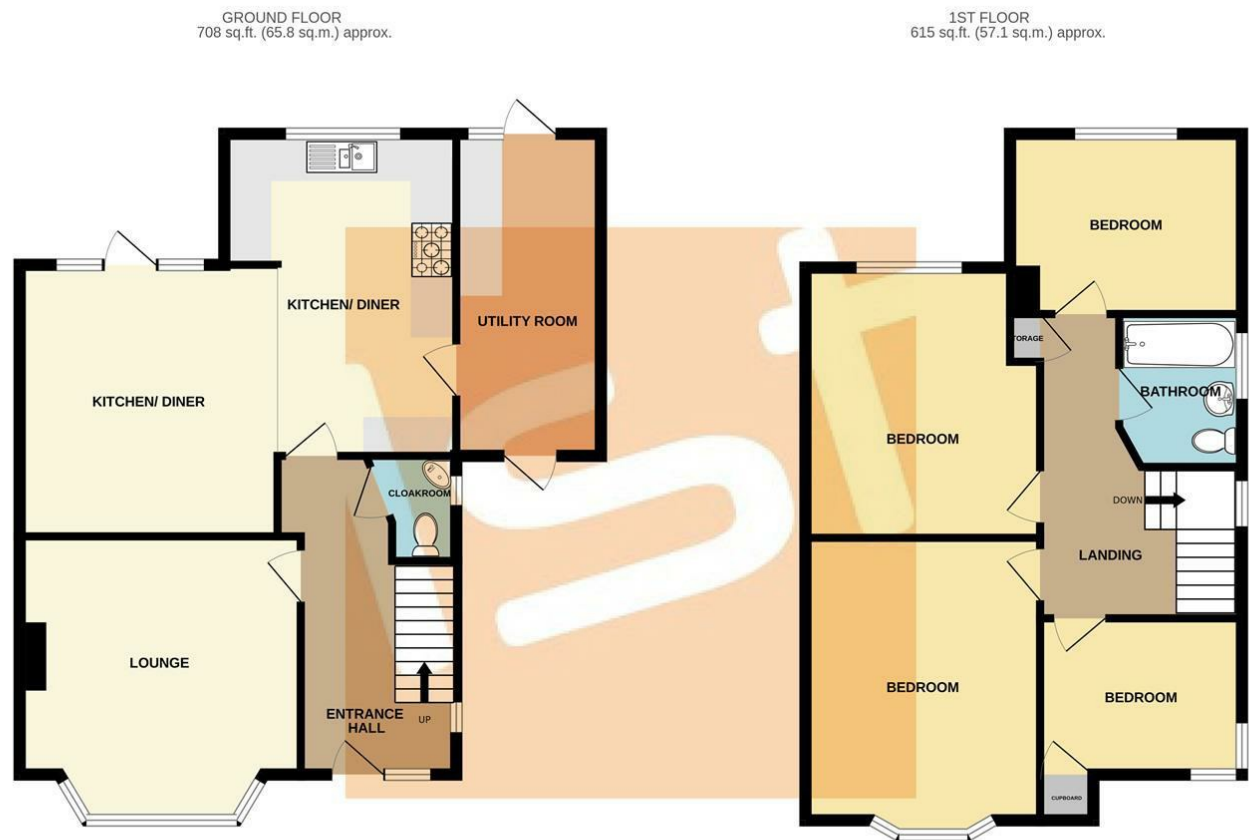
Rear Garden



Approx. 65' west facing rear garden comprising timber decked patio area, remainder mostly laid to lawn with established flower/ shrub borders, further timber decked patio area, two timber sheds one with fitted working surfaces over multiple low level cupboards and providing a workshop facility, outside tap...



Floor Plan



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

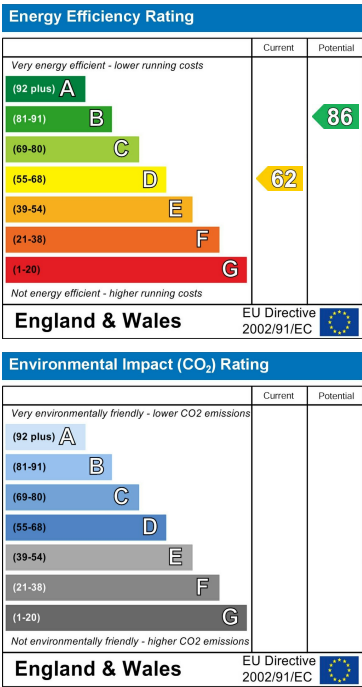
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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