1st Call
SALES AND LETTINGS









Oban Road, Southend-On-Sea, SS2 4JJ

Offers Over £350,000 - Freehold

CHAIN FREE! This spacious and well-presented four-bedroom family home is arranged over three floors and enjoys a popular Southchurch location, within easy reach of local shops, amenities, transport links and Southend city centre. The accommodation offers a bay-fronted lounge and a generous 16'1 kitchen/diner with French doors opening onto the rear garden, together with a separate utility room and an additional room with plumbing already in place to create a ground-floor shower room. Upstairs are four well-proportioned bedrooms and a modern family bathroom. Outside, the property provides off-street parking and a large car port, while the west-facing rear garden features a decked entertaining area, lawn, powered timber shed and a hot tub which is to remain. Offering excellent space for a growing family and the significant advantage of being offered CHAIN FREE, an early internal viewing is highly recommended.

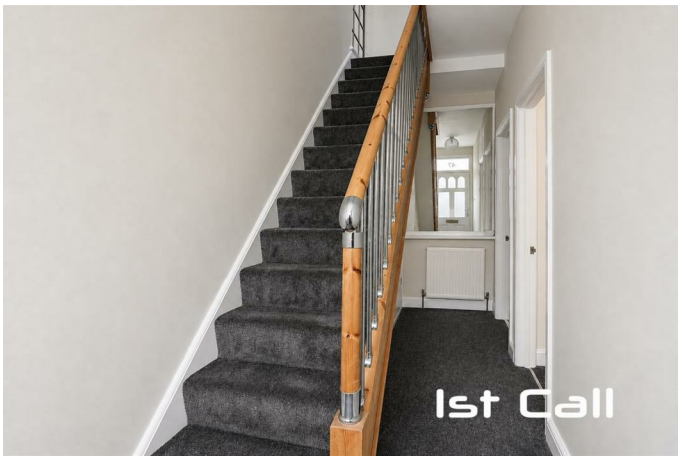
Accommodation Comprising

Double glazed french doors leading to enclosed storm porch with slate tiled floor, further part glazed front door to...

Entrance Hall



Staircase to first floor with modern chrome spindles and timber handrail. two radiators, range of built in understairs storage cupboards, large fitted wall mirror, newly fitted carpet, smooth plastered ceiling with inset spotlights, doors off to...



Lounge 13'6 x 10'9 (4.11m x 3.28m)



Double glazed bay window to front with integrated venetian blinds, radiator, newly fitted carpet, smooth plastered ceiling with inset spotlights and two LED panel lights...



Kitchen/ Diner 16'1 x 11'3 max overall (4.90m x 3.43m max overall)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below, extractor hood over and stainless steel splashback, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks and slate tiled flooring, smooth plastered ceiling with inset spotlights, double glazed french doors and glass block window to rear garden, door to...



Utility Room 5'1 x 4' (1.55m x 1.22m)

Double glazed window to side, working surface with space and plumbing below for washing machine and space for further appliance, wall mounted storage cupboards, door to...

Potential Shower Room 5'4 x 5'1 (1.63m x 1.55m)

Obscure double glazed window to side, we are advised by the seller that all plumbing and waste feeds are there ready for a suite and decorative finishing to be completed...

First Floor Landing



Double glazed window to front with integrated venetian blinds, staircase to second floor with modern chrome spindles and timber handrail, chrome vertical radiator, smooth plastered ceiling with inset spotlights, doors off to...



Bedroom 1 11' x 10'2 (3.35m x 3.10m)

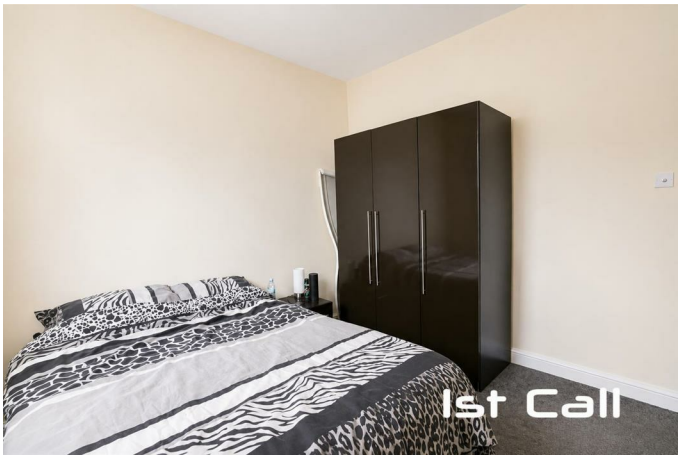


Double glazed window to front with integrated venetian blinds, radiator, smooth plastered ceiling...

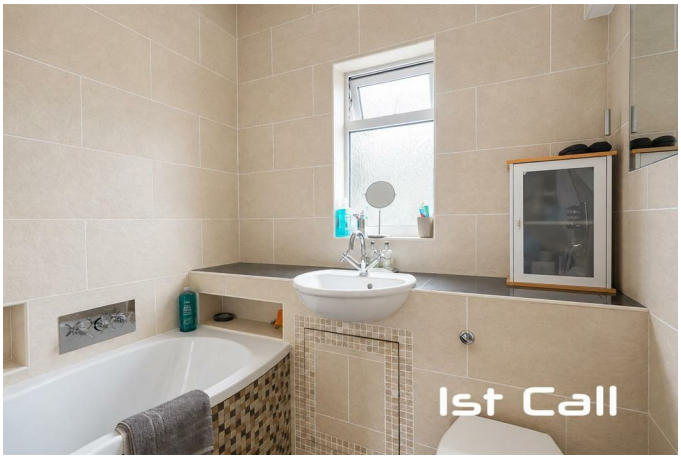
Bedroom 2 11'4 x 9'1 (3.45m x 2.77m)



Double glazed window to rear with integrated venetian blinds, radiator, smooth plastered ceiling...



Bathroom 6'11 x 6'6 (2.11m x 1.98m)



Modern white suite comprising panelled 'P' bath with shower unit over and glazed shower screen, vanity wash hand basin, concealed cistern W.C., fully tiled walls with large fitted mirror and downlighters, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...



Second Floor Landing

Smooth plastered ceiling, doors off to...

Bedroom 3 14'1 x 8'3 (4.29m x 2.51m)



Double glazed window to rear with integrated venetian blinds, vertical radiator, built in wardrobe with fitted safe. wall mounted uplighters, smooth plastered ceiling...

Bedroom 4 11' x 8'3 (3.35m x 2.51m)



Two skylight windows to front, radiator, access to eaves storage space, smooth plastered ceiling with inset spotlights...

Externally



Front Garden

Paved and providing off street parking and providing access to...

Car Port 14'10 x 9'1 (4.52m x 2.77m)

With timber door, personal door to garden (we are advised by the seller that the font of the car port can be easily moved to accommodate different sized vehicles if required)...

Rear Garden approx 60' (approx 18.29m)



West facing and comprising large timber decked patio area with hot tub to remain, remainder mostly laid to lawn, large timber shed (approx 16' x 10') with power and light connected...







Important Information & Property Images

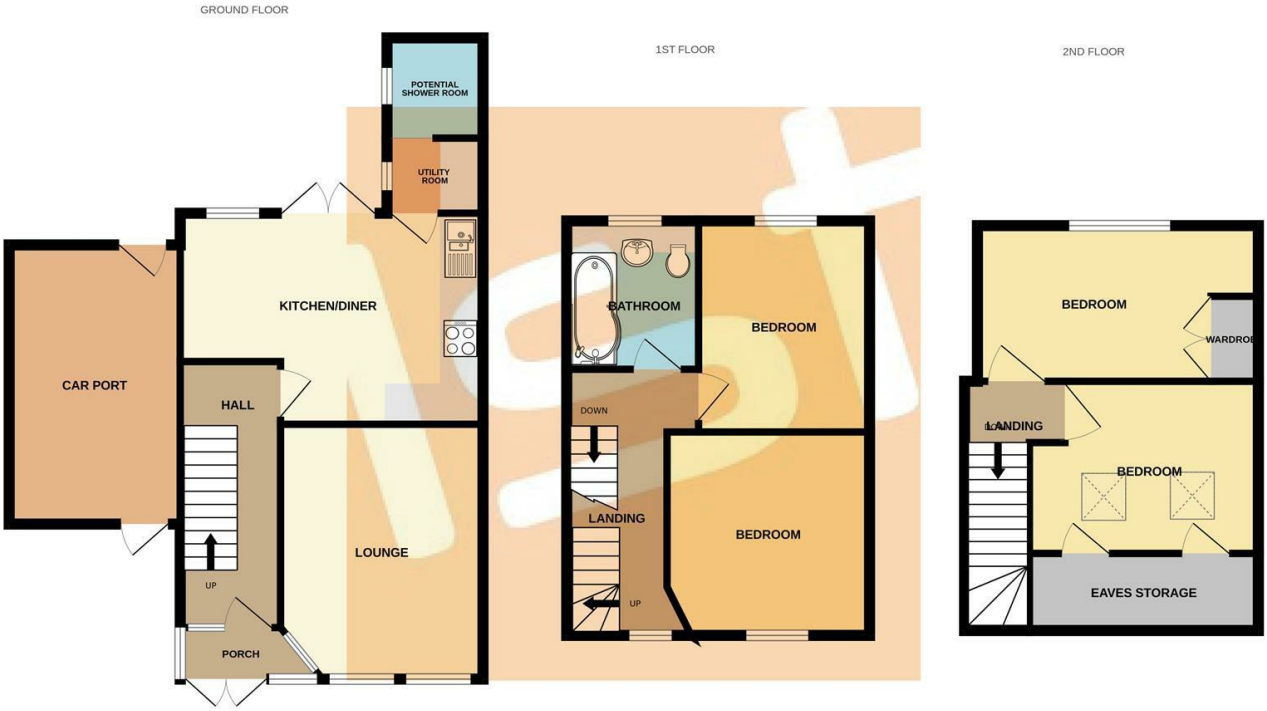
These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, virtual staging or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

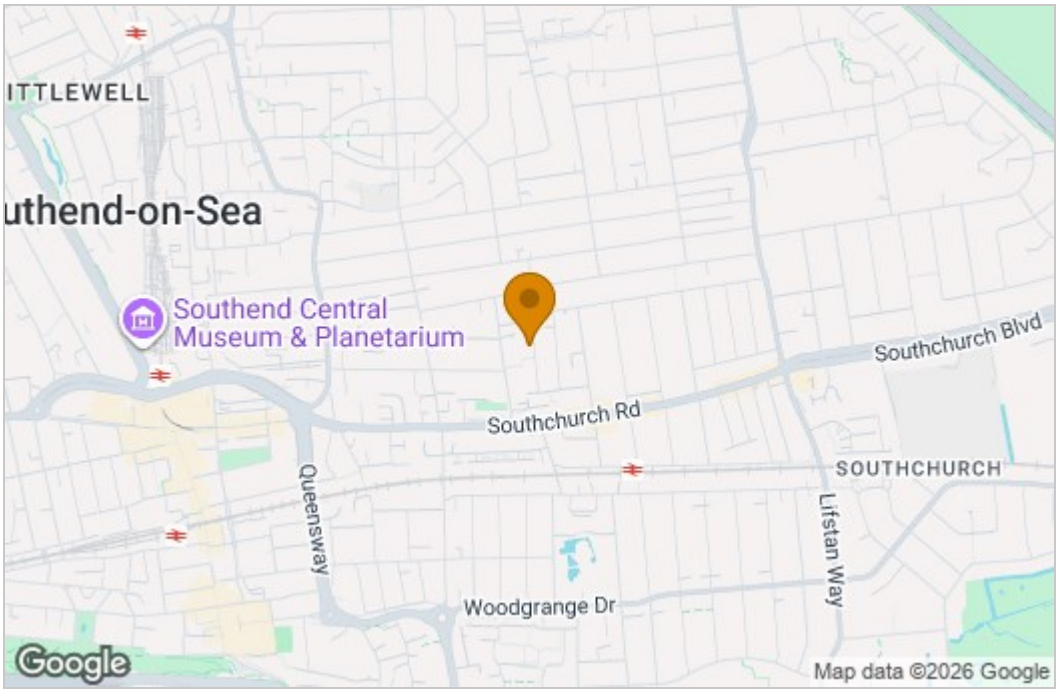
Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

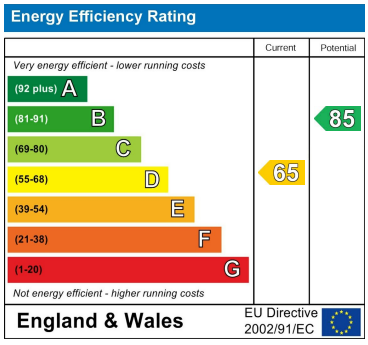


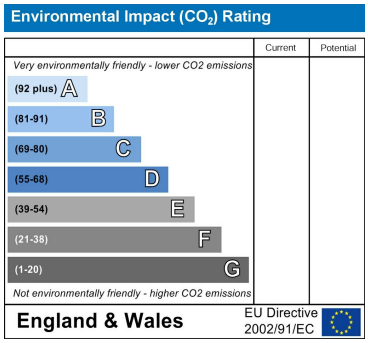
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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