



Northumberland Crescent | | Southend-on-Sea | SS1 2XD

Guide Price £575,000

bear
Estate Agents

**Northumberland Crescent |
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Guide Price £575,000**

* £575,000 - £600,000 * No Onward Chain *
Situated on the highly sought-after Northumberland Crescent overlooking Southchurch Park, this impressive detached family home offers generous living accommodation, a large rear garden and excellent access to local amenities, schools and transport links. With spacious reception rooms and three bathrooms across two floors, the property is perfectly suited for modern family living.

- Detached Family Home with No Onward Chain
- Bay Fronted Lounge and Spacious Dining Room
- Utility Room and Ground Floor Shower Room
- Three Double Bedrooms
- Large Laid to Lawn Rear Garden with Side Access
- Sought-After Location Overlooking Southchurch Park
- Large Kitchen with Breakfast Bar and French Doors
- Convenient Office
- Ensuite to Master and a Three Piece Bathroom
- Garage and Off-Street Parking for Two Vehicles





The home opens with a welcoming entrance hall that provides access to the ground floor accommodation. To the front of the property sits a bright bay fronted lounge, offering a comfortable space to relax. A large dining room provides an excellent setting for family meals and entertaining, complete with a feature fireplace and an attractive bay window to the side aspect which allows natural light to flow through the room. To the rear, the spacious kitchen features ample storage and worktop space, a breakfast bar for casual dining and French doors that open onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen also benefits from access to a separate utility room. Further ground floor accommodation includes a convenient shower room and a versatile office which is ideal for those working from home. Upstairs, the landing leads to three well proportioned double bedrooms. The bay fronted master bedroom benefits from its own ensuite shower room, while a modern three piece family bathroom serves the remaining bedrooms.

Externally, the property boasts a large laid to lawn rear garden which provides plenty of space for outdoor seating, recreation and entertaining. Side access leads to the front where there is off-street parking for one vehicle. To the rear, you will find access to a further off-street parking space in front of a detached garage. Additional benefits include double glazing and gas central heating throughout.

Positioned on Northumberland Crescent in Southend-on-Sea, the property enjoys an enviable outlook over Southchurch Park. The home falls within catchment of Greenways Primary School and Southchurch High School, while also offering access to several highly regarded local grammar schools. The property is within walking distance of Southchurch Seafront along with nearby amenities and bus links. Rail connections can be found at Southend East Railway Station, providing convenient travel into London and surrounding areas.

Three Bedroom Detached House

Entrance Hall





Lounge

14'8 x 13'4 > 9'6 (4.47m x 4.06m > 2.90m)

Dining Room

16'6 > 14'8 x 10'5 (5.03m > 4.47m x 3.18m)

Kitchen

13'8 x 12'10 (4.17m x 3.91m)

Utiliy Room

13'2 x 3'7 (4.01m x 1.09m)

Shower Room

6'10 x 3'7 (2.08m x 1.09m)

Office

6'1 x 3'7 (1.85m x 1.09m)

Landing

Bedroom One

14'3 > 10'8 x 13'10 (4.34m > 3.25m x 4.22m)

Ensuite

6'8 x 3'1 (2.03m x 0.94m)

Bedroom Two

12'10 x 9'6 (3.91m x 2.90m)

Bedroom Three

11'7 x 9'5 (3.53m x 2.87m)

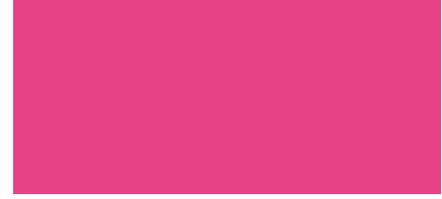
Three Piece Bathroom

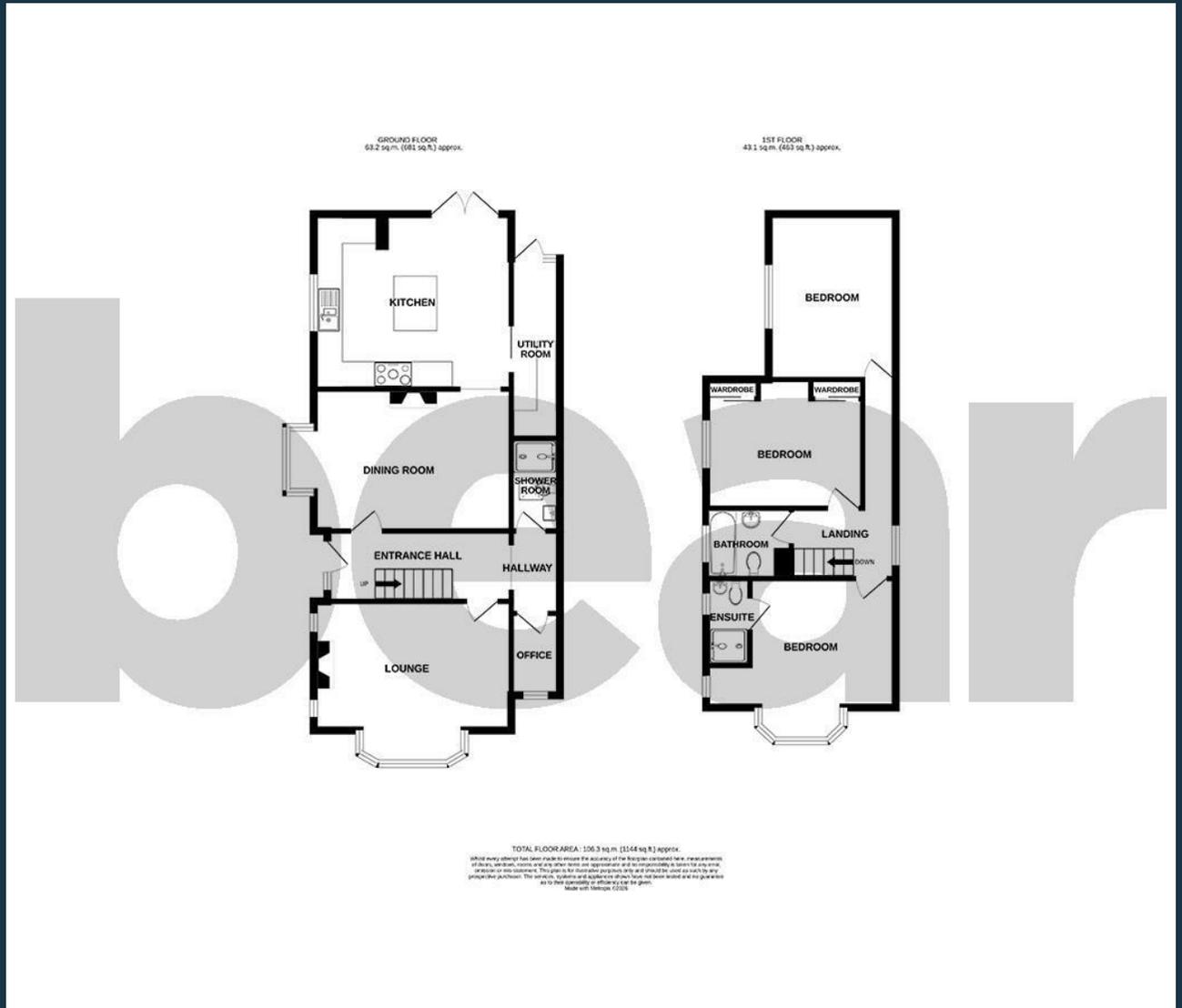
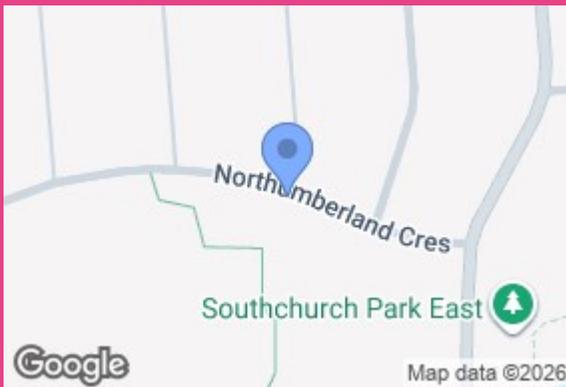
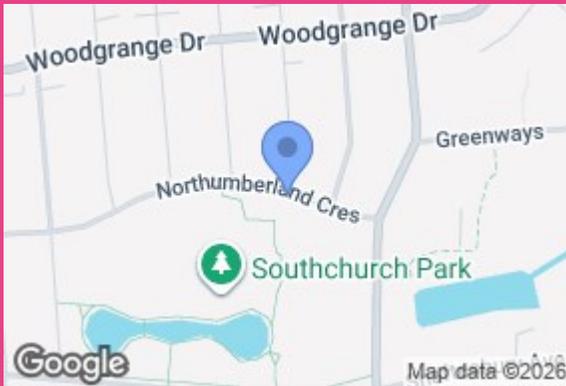
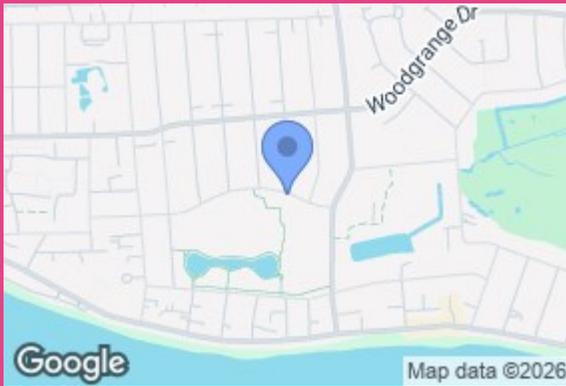
6'4 x 5'5 (1.93m x 1.65m)

Garden

Off-Street Parking

Garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>