



* £340,000 - £355,000 * Sizeable and stylish three double bedroom semi-detached period property, perfectly positioned on the outskirts of Southend City Centre to offer convenient access to a wealth of fantastic travel links, schools and amenities. Offering sizeable accommodation and a low maintenance rear garden.

- Sizeable semi-detached period property
- Fantastic eat in kitchen/diner
- Boasting character and charm
- Close proximity to Barons Court Junior School
- Easy reach of travel links into Central London
- Three large double bedrooms
- Low maintenance rear garden
- Double glazing and gas central heating
- Close to seafront and city centre
- Incredible family home

Ashburnham Road

Southend-on-Sea

£340,000

Price Guide



Ashburnham Road



Bear Estate Agents are excited to present this delightful three double bedroom semi-detached family home, brimming with character, whilst being positioned in a convenient Southend on Sea location close to amenities. The nearby Southend City Centre provides ample travel links with trains providing direct access into Central London, alongside Southend bus station. Southend seafront is close to the property, as is the well regarded Barons Court Junior School. A selection of shops and restaurants are also a short stroll from the home.

Internally the property is of a fantastic size and has been presented to a high standard. Accessed via a welcoming entrance hallway, the ground-floor accommodation is sizeable, with high ceilings (spanning a depth in excess of 9ft), giving a real sense of space. A bay-fronted lounge/diner sits to the front of the home, whilst a large 21' kitchen/breakfast room sits to the rear. Stairs to the first-floor lead to three large double bedrooms, including a stunning 16' master suite, which spans the entire width of the home. A stylish bathroom and additional WC conclude the first-floor accommodation. Externally the property benefits from a low maintenance rear garden, complete with side access. The street benefits from permit parking. All growing families are encouraged to view this delightful home at their earliest convenience.

Three Bedroom Semi-Detached House

Entrance Hall

Lounge

14'4>11'5 x 11'10

Dining Room

11'9 x 9'10

Kitchen/Breakfast Room

21'6>18'1 x 10'5

Landing

Bedroom One

16'1 x 14'1>11'6

Bedroom Two

12'9 x 10'6

Bedroom Three

11'6 x 10'5

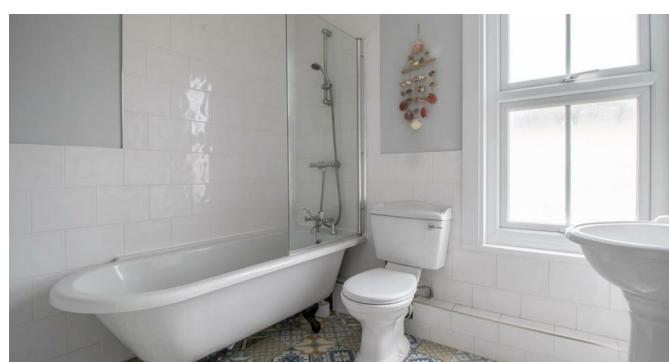
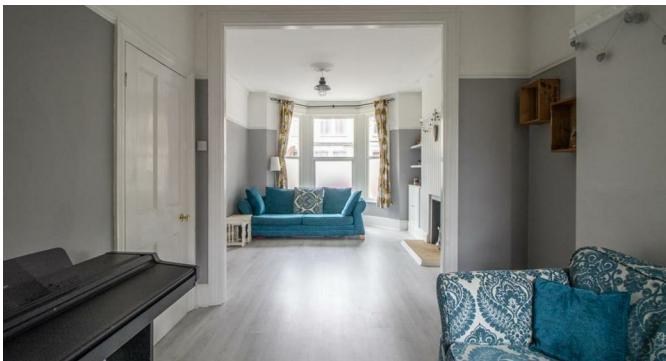
Bathroom

7'11 x 7'0

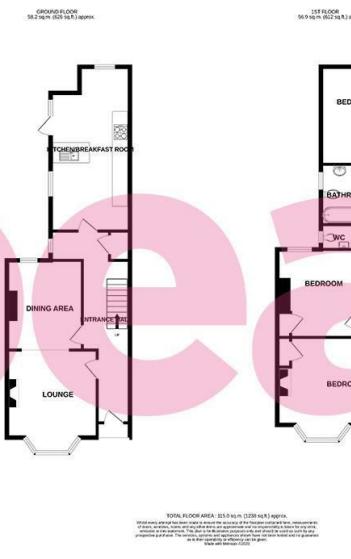
WC

Garden

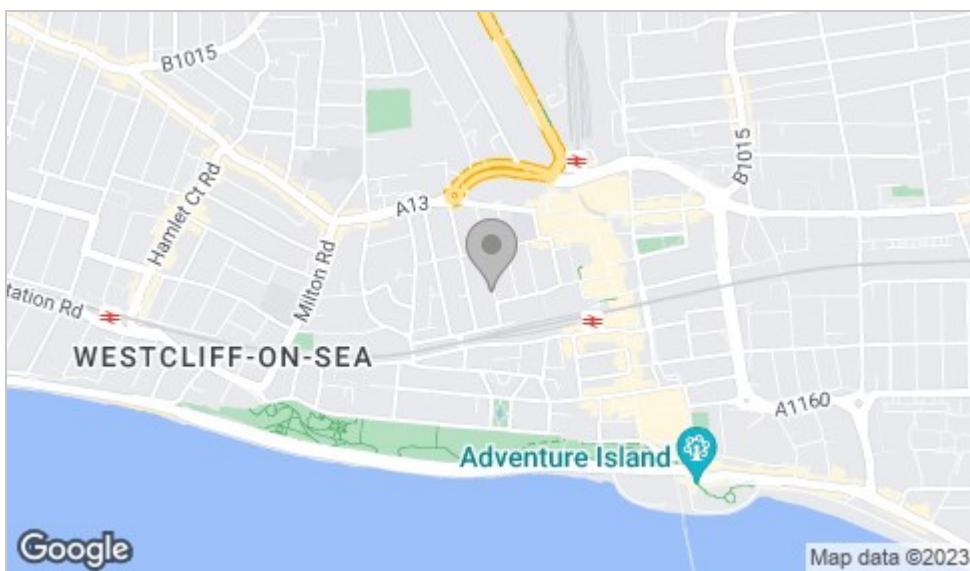
Side Access



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	