



Bear Estate Agents are thrilled to present to the market and for the first time in 56 years, this attractive house with no onward chain. There are three generous size bedrooms, a stunning array of downstairs spaces including two large reception rooms and kitchen/breakfast room. There is also a 75ft rear garden and larger than average detached garage. There is wonderful scope to extend (subject to planning) and could easily provide the perfect home to grow with for many, many years to come. ** Guide price £415,000-£450,000 **

Castleton Road

Southend-on-Sea

£415,000

Price Guide



Castleton Road



The accommodation comprises: Entrance hallway, two large reception rooms, double glazed conservatory and a spacious kitchen/breakfast room. To the first floor there are three generous size bedrooms, family bathroom and separate w.c.

Further benefits include high ceilings and stunning fireplaces, large windows allowing plenty of natural light, a large garden which measures some 75 feet in length plus a detached garage. The front garden is of a decent size and can be easily converted into parking, subject to the usual planning consents.

The property offers incredible scope to extend to the rear and into the loft, subject to the usual planning consents.

Castleton Road is a highly sought after address on the iconic Wick Estate development and within 0.4 of a mile to major rail links which serve Londons Fenchurch Street line. Good schools are close by along with local shops, cafes, bars and restaurants. Thorpe Bay Broadway, Southchurch Park and the seafront are also within walking distance.

Entrance Hallway

16'6 x 5'9

A inviting entrance hall approached by a covered porch, entrance hall entered via a panelled front door with a lead light window, beamed ceilings, radiator, stairs leading to first floor landing, storage cupboard under storage housing the combination boiler, doors to:

Lounge

15'9 x 12'4

feature double glazed bay window to the front aspect provides a lovely view onto this tree lined road, beamed ceilings, two radiators, feature fireplace.

Dining Room

15'9 x 12'5

Beamed ceilings, radiator, tiled feature fireplace, double glazed feature French double doors leading onto the conservatory.

Conservatory

9'1 x 8'6

UPVC double glazed windows, double glazed door leading out onto the rear garden, tiled floor door to the kitchen.

Kitchen/Breakfast Room

17'3 x 8'8

The kitchen is fitted with a range of natural wood units, complemented with roll edge worktops, inset stainless steel sink unit with mixer tap, space for a washing machine, space for a oven with extractor fan above, space for a fridge/freezer, radiator, double glazed window to the rear aspect overlooking the garden.

First Floor Landing

10'3 x 6'9 max

Double glazed window to the side aspect, doors to:

Grand Principal Bedroom

15'7 x 12'3

Double glazed window to the front aspect provides a wonderful vista along this pretty tree lined road, built in wardrobes, radiator.

Bedroom Two

15'9 x 11'6

Double glazed window to the rear aspect overlooking the garden, built in wardrobes/storage, sink unit, radiator.

Bedroom Three

12'5 x 6'1 max

Double glazed window to the front aspect, radiator.

Family Bathroom

8'6 x 6'3 max

A two piece suite comprises of a panelled bath with mixer taps and shower attachments, sink unit, fully tiled walls around, radiator, access to loft, double glazed window to the side aspect, double glazed window to the rear aspect overlooking the garden.

Separate w.c

4'9 x 3'4

The suite comprises a w.c, corner sink unit with mixer tap, fully tiled walls around, radiator, window to the side aspect.

Large Rear Garden

The garden measures some 75 feet in length and is mainly laid to lawn with an array of mature trees, shrubs and flowers to borders with fencing to boundaries. External tap, side access point via double gates, personal door to the garage.

Detached Garage (Larger Than Average)

22'3 x 9'6

A good size detached garage approached via a shared driveway. dual opening doors, power and light connected, new roof with 25 year guarantee, windows to side and rear aspects, courtesy door to the garden.

Front Garden

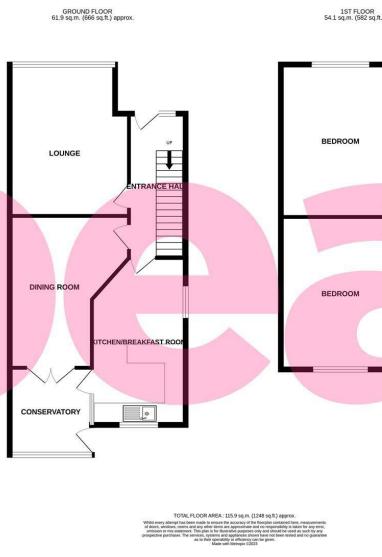
The front garden is laid to lawn and ideally lends itself to be converted into a driveway which will provide ample parking opportunities. (Subject to local planning consents). A shared access provides access to the detached garage.

Agents Note

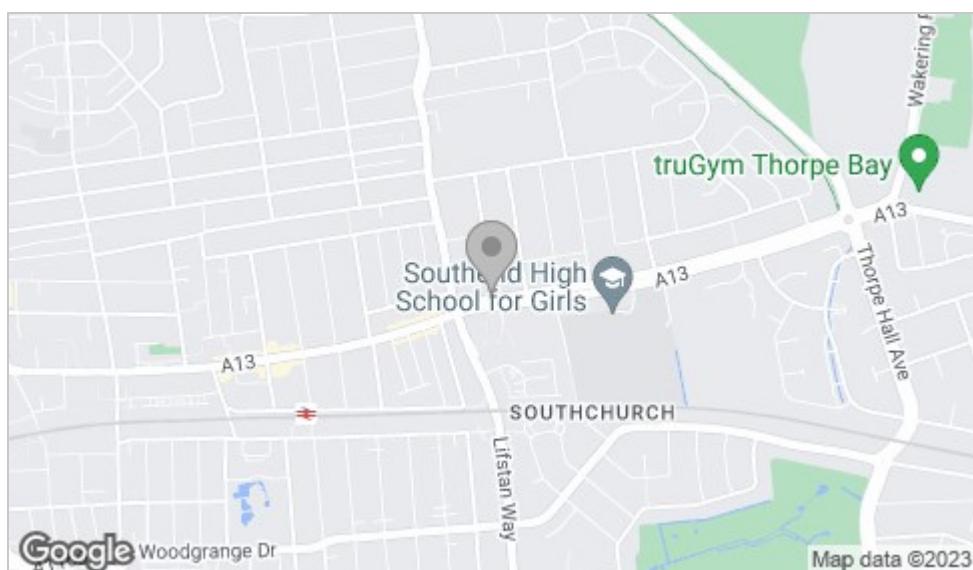
The property was rewired early 2023 and there is a new garage roof.



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.

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Energy Efficiency Graph

