



**Hamlet Road**  
Southend-on-Sea

**£300,000** Offers Over



Well presented three double bedroom terraced house offering two reception rooms, two WC's and a spacious rear garden. Boasts convenient access to the C2C mainline train station, local schools, as well as favoured amenities and excellent travel networks.

- Well Presented Family Home
- Two Good Sized Reception Rooms
- Ground Floor Bathroom and WC
- Second WC on the First Floor
- Three Large Double Bedrooms
- Spacious Rear Garden
- Permit Parking
- Double Glazing and Gas Central Heating
- Positioned Close to Bus Links and Train Lines
- Close to Schools and Amenities

# Hamlet Road



Located on a quiet residential road in Southend-on-Sea is this delightful three bedroom terraced family home. Just minutes away, you will find a range of transport links to include bus connection, two major train lines for commutes to London and access to both the A127 and London Road. Favoured amenities are close to hand, including popular shops and eateries, whilst the seafront and parks are found within the area. For families, well-regarded schools including Barons Court Primary School is within catchment.

The property has been well presented throughout and offers two large reception rooms, a spacious kitchen, a two-piece bathroom and a WC on the ground floor. Upstairs, you will find three well-proportioned double bedrooms and a WC. The rear offers a generous laid to lawn garden, whilst parking is available on street with a permit to the front.

CALL BEAR ESTATE AGENTS TO VIEW!

## **Three Bedroom Terraced House**

### **Entrance Hall**

22'6 x 5'0

### **Lounge**

14'8 x 10'7

### **Dining Room**

11'9 x 8'8

### **Kitchen**

12'4 x 8'2

### **Bathroom**

6'8 x 5'10

### **WC**

6'3 x 3'0

### **Landing**

15'6 x 4'9

### **Bedroom One**

13'10 x 12'3

### **Bedroom Two**

12'0 x 8'9

### **Bedroom Three**

9'7 x 8'3

### **WC**

5'5 x 2'6

### **Garden**

### **Double Glazing**

### **Gas Central Heating**

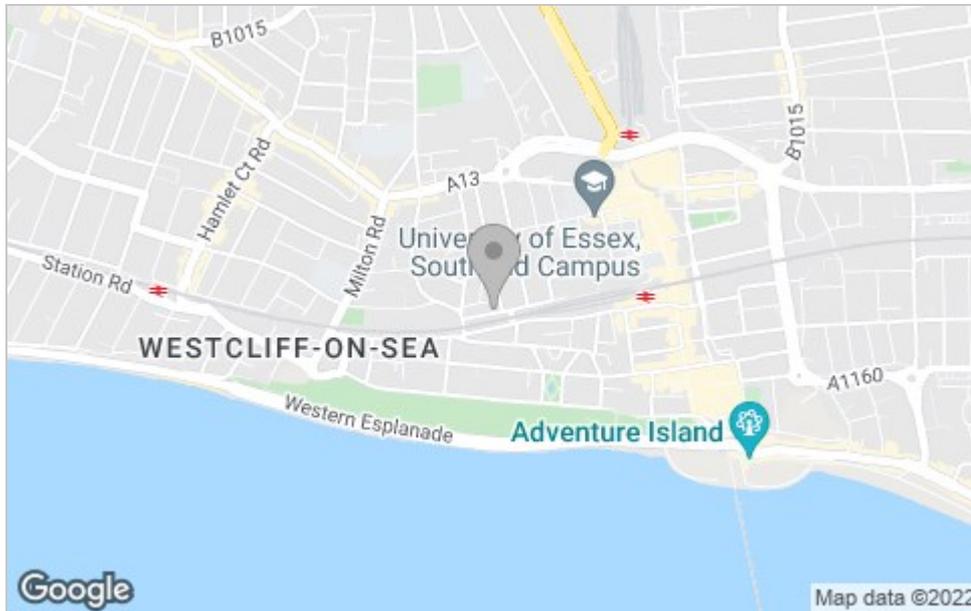
# Southend-on-Sea



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

