



Poynings Avenue | | Southend-on-Sea | SS2 4RS

Guide Price £550,000

**bear**  
*Estate Agents*

**Poynings Avenue |  
Southend-on-Sea | SS2 4RS  
Guide Price £550,000**

This spacious semi-detached family home offers versatile living across three floors, a generous rear garden and off-street parking with a garage. Positioned on the popular Poynings Avenue in Southend-on-Sea, the property is ideal for growing families seeking excellent school catchments and strong transport links.

- Spacious Semi-Detached Family Home
- Open Plan Family/Dining Room with Log Burner
- Four Bedrooms including Master Suite with Ensuite
- Generous Rear Garden
- Double Glazing and Gas Central Heating
- Accommodation Across Three Floors
- Kitchen/Breakfast Room and Utility Room
- Large Four Piece Family Bathroom
- Off-Street Parking and a Garage
- Popular Southend-on-Sea Location close to Schools





The accommodation begins with an entrance hall leading into a bay fronted lounge featuring a character fireplace. To the rear, an impressive open plan family/dining room provides an ideal entertaining space, complete with a feature log burner and French doors opening onto the garden. The large kitchen/breakfast room offers ample storage and workspace and benefits from a courtesy side door, with a separate utility room adding further practicality. To the first floor, the landing provides access to two double bedrooms, one single bedroom and a generous four piece family bathroom. The second floor hosts an impressive master bedroom suite which is dual aspect and offers a walk-in wardrobe, extensive eaves storage and access into a spacious ensuite shower room. Externally, the property boasts a large rear garden, off-street parking and a garage, alongside double glazing and gas central heating throughout.

Located on Poynings Avenue in Southend-on-Sea, the property falls within the catchment of Hamstel Infant School and Nursery, Hamstel Junior Schools and Cecil Jones Academy. The area is well served by bus links, Southend East Train Station and a variety of local amenities, making it a convenient and well-connected place to live.

### **Four Bedroom Semi-Detached House**

#### **Entrance Hall**

15'1 x 6'0 (4.60m x 1.83m)

#### **Lounge**

16'0 x 12'0 (4.88m x 3.66m)

#### **Family/Dining Room**

21'0 x 11'11 (6.65m x 3.63m)



## Kitchen/Breakfast Room

18'1 x 15'1 (5.51m x 4.60m)

## Utility Room

9'1 x 5'0 (2.77m x 1.52m)

## First Floor Landing

13'0 x 10'8 (3.96m x 3.25m)

## Bedroom Two

12'1 x 12'1 (3.68m x 3.68m)

## Bedroom Three

12'0 x 10'11 (3.66m x 3.33m)

## Bedroom Four

12'1 x 11'1 (3.68m x 3.38m)

## Bathroom

13'0 x 5'1 (3.96m x 1.55m)

## Second Floor Flat

## Bedroom One

13'0 x 12'0 (3.96m x 3.66m)

## Ensuite

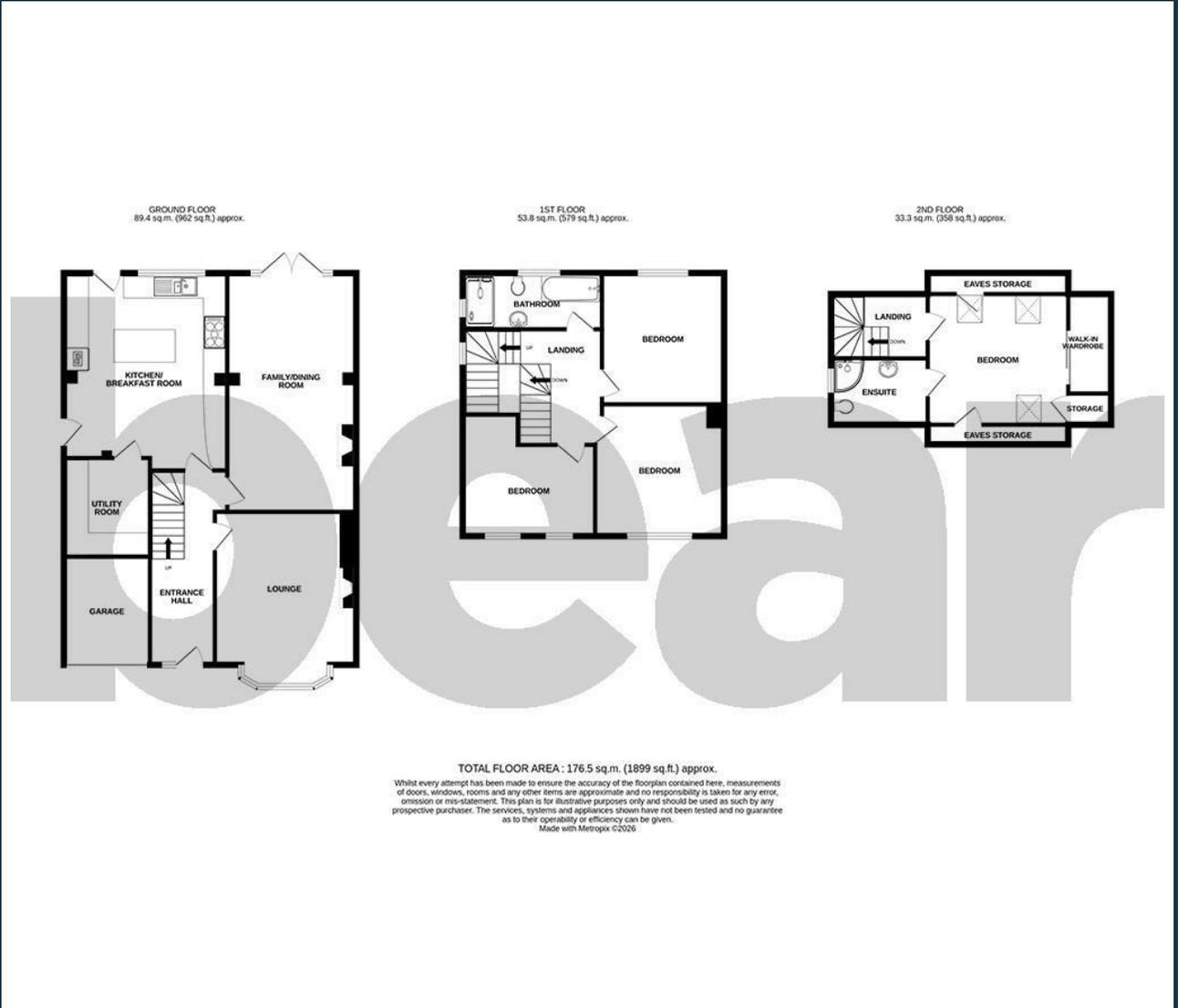
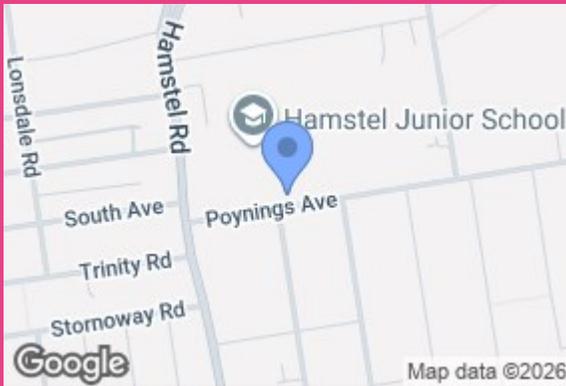
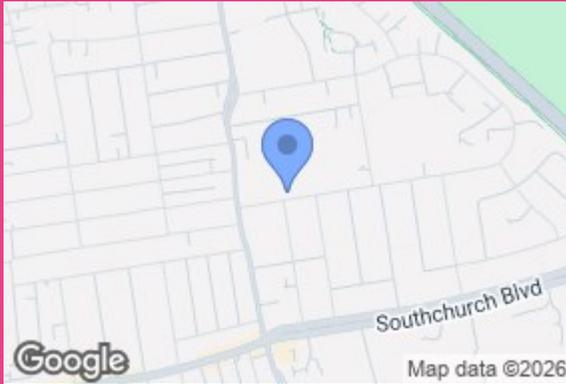
8'11 x 6'1 (2.72m x 1.85m)

## Garden

## Off-Street Parking

## Garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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