



Hampton Gardens | | Southend-on-Sea | SS2 6RT

Price Guide £400,000

bear
Estate Agents

**Hampton Gardens |
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Price Guide £400,000**

* £400,000 - £425,000 * Beautifully presented three-bedroom semi-detached home offering modern open plan living, a stunning landscaped garden with a large summerhouse, and a highly convenient location close to schools and transport links.

- Three Bedroom Semi-Detached House
- Modern Open Plan Kitchen/Diner
- Ground Floor WC
- Stained Glass Feature Window
- Landscaped Rear Garden with Large Summerhouse
- Bay Fronted Lounge with Feature Fireplace
- Integrated Appliances
- Two Double Bedrooms with Built-in Wardrobes
- Three Piece Shower Room
- Off-Street Parking and Gas Central Heating





This attractive semi-detached house provides stylish and well-appointed accommodation throughout. The property opens with a porch leading into an entrance hall with useful under stair storage and a ground floor WC. A bay-fronted lounge with a feature fireplace offers a cosy yet elegant living space. To the rear, a modern open plan kitchen/diner is fitted with integrated appliances and benefits from patio doors opening onto the garden, creating a bright and sociable environment. The first floor features a landing enhanced by a charming stained glass window, leading to two double bedrooms with built-in wardrobes, including a bay-fronted master, alongside a single bedroom and a contemporary three-piece shower room. Externally, the property boasts a large, beautifully landscaped rear garden with a patio seating area and a substantial summerhouse, perfect for entertaining or relaxing. Additional benefits include off-street parking to the front, double glazing, and gas central heating.

Situated on Hampton Gardens in Southend-on-Sea, the property falls within the catchment area for Prince Avenue Academy and Nursery and The Eastwood Academy, while also being close to highly regarded grammar schools. The location offers easy access to bus links, the A127, and London Southend Airport, providing rail services into London, flights to a range of destinations, and a popular retail park. Priory Park, Southend Hospital, and the city centre are also within easy reach, making it ideal for families and commuters.

Three Bedroom Semi-Detached House



Porch

Entrance Hall

14'2 x 7'5 (4.32m x 2.26m)

Lounge

12'8 x 10'9 (3.86m x 3.28m)

Kitchen/Diner

18'8 x 12'10 (5.69m x 3.91m)

WC

5'6 x 3'6 (1.68m x 1.07m)

Landing

9'4 x 6'6 (2.84m x 1.98m)

Bedroom One

12'9 x 12'4 (3.89m x 3.76m)

Bedroom Two

12'8 x 11'9 (3.86m x 3.58m)

Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)

Shower Room

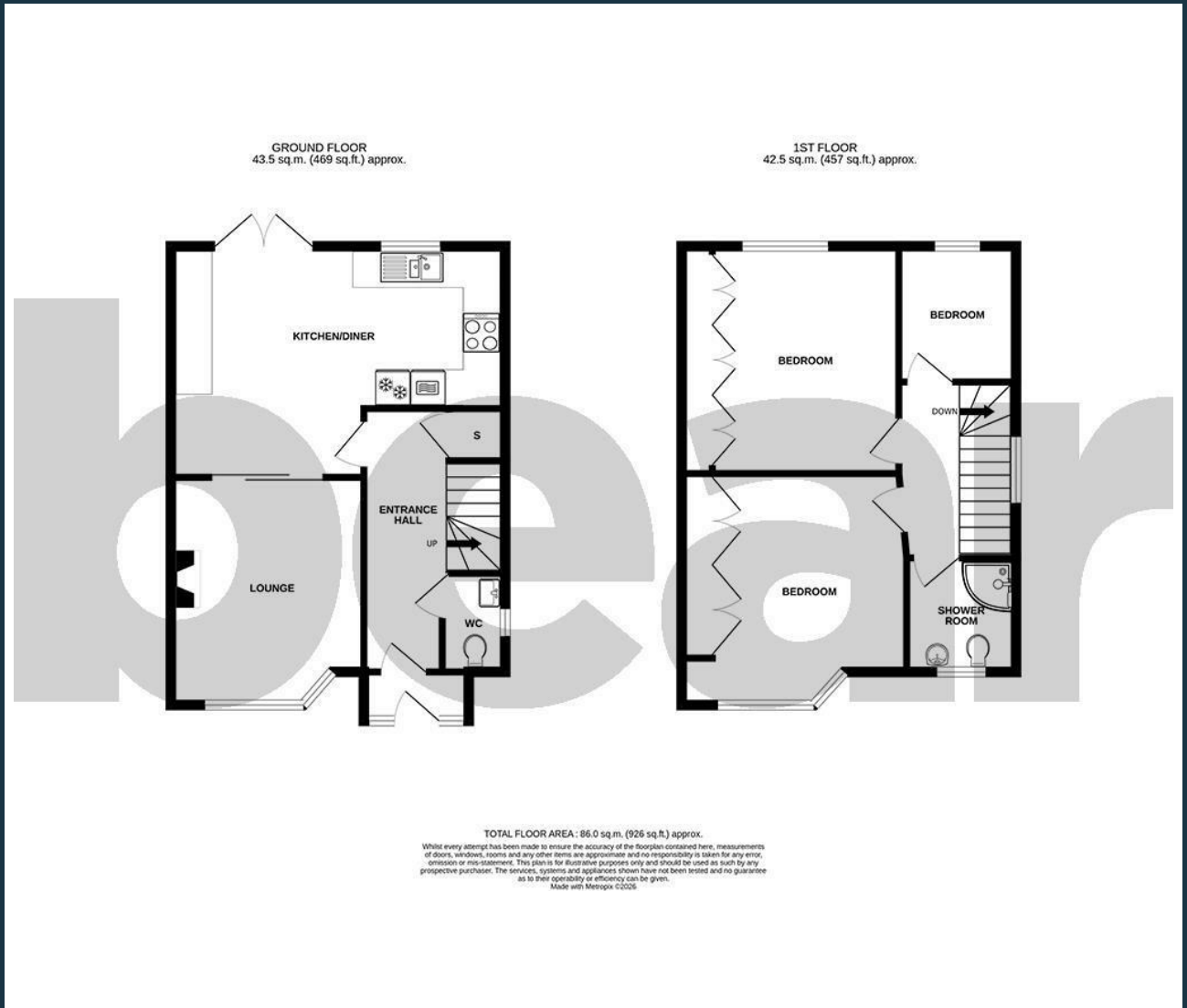
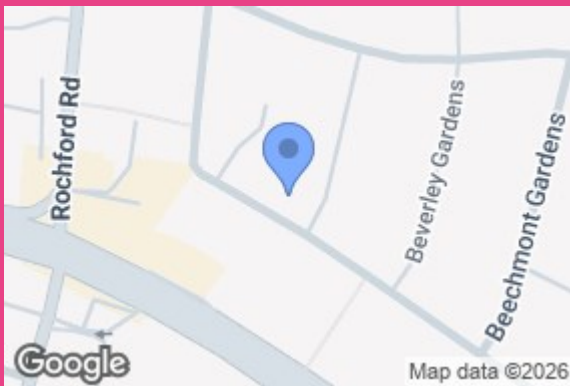
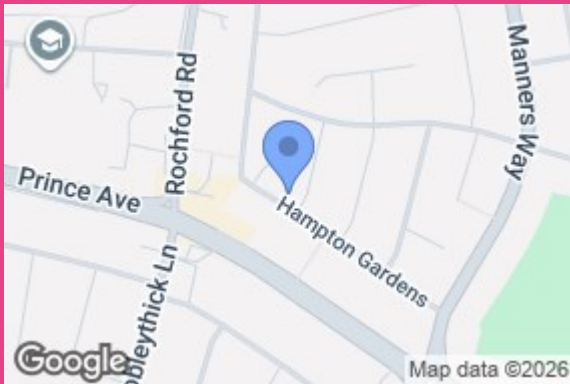
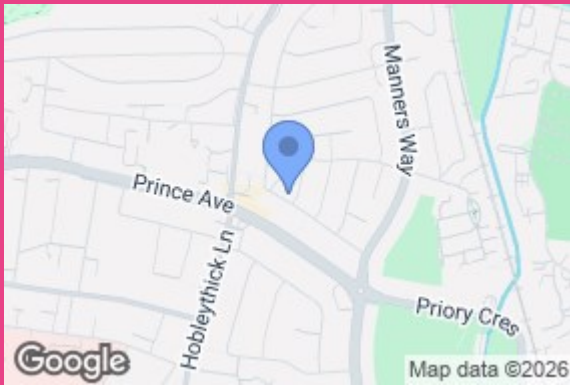
6'4 x 6'1 (1.93m x 1.85m)

Garden

Summerhouse

Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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