



** BEAUTIFUL BUNGALOW ON THE EVER POPULAR WICK ESTATE WITH A GENEROUS GARDEN MEASURING 90 FEET ** NO ONWARD CHAIN * Bear Estate Agents are thrilled to bring to the market this attractive bungalow located on this popular development. The property occupies a generous plot, large west facing garden and independent driveway.

- No Onward Chain
- Two Bedrooms
- Ample Off-Street Parking
- Gas Central Heating
- Stylish Shower Room
- Semi-Detached Bungalow
- Large West Facing Garden
- Double Glazing
- Modern Kitchen

Arlington Road

Southend-on-Sea

£350,000

Offers Over



Arlington Road



The accommodation comprises: Impressive L-shaped hallway with Porcelain tiled floors, two double bedrooms, living room, luxury fitted kitchen and shower room/w.c.

Further benefits include double glazed windows, gas central heating, a wonderful size west facing garden measuring some 90 feet in length. There is also an independent driveway to the front with parking for two large cars via a drop kerbed access.

Arlington Road is a desirable address located on the ever popular Wick Estate. The property is situated just off of the iconic Southchurch Boulevard and therefore gives easy access to local bus routes and Thorpe Bay Broadway shopping parade plus the mainline railway station.

Entrance

Approached via recessed porch and panelled double glazed front door. Stylish entrance hall with porcelain tiled floor. Radiator. Recessed ceiling lighting. Meter/storage cupboard. Doors lead to:

Living Room

15'0 x 12'89

Double glazed bay window to front. Contemporary fireplace with tiled hearth and open grate. Wall mounted radiator.

Luxury Kitchen

11'8 x 9'3

A modern range of contemporary Shaker style units comprising natural wood work surfaces with inset enamel sink unit with cupboard below. Built-in dishwasher with matching decor panel. Built-in fridge freezer with matching panels. Further natural wood work surfaces with inset AEG four ring ceramic hob with designer stainless steel/glass extractor hood above. Built-in stainless steel AEG under oven. Range of cupboards and drawers below incorporating built-in washer/dryer. Porcelain tiled floor. Radiator. Recessed ceiling lighting. UPVC double glazed windows to side and rear overlooking the garden. Double glazed door to side.

Bedroom One

12'9 x 11'0

Double glazed French double doors leading to the rear garden. Wall mounted radiator.

Bedroom Two

11'9 x 11'9

Double glazed oriel bay window to front. Wall mounted radiator.

Luxury Shower Room/w.c

Fitted with a modern white suite comprising panelled bath with mixer tap, separately plumbed shower over and fitted shower screen, vanity unit with wash basin, mixer tap, pop up waste and cupboards below and low flush w.c. Attractive tiled walls and floor. Chrome heated towel rail. Recessed ceiling lighting. Double glazed window to side. Access to loft space.

Large West Facing Rear Garden

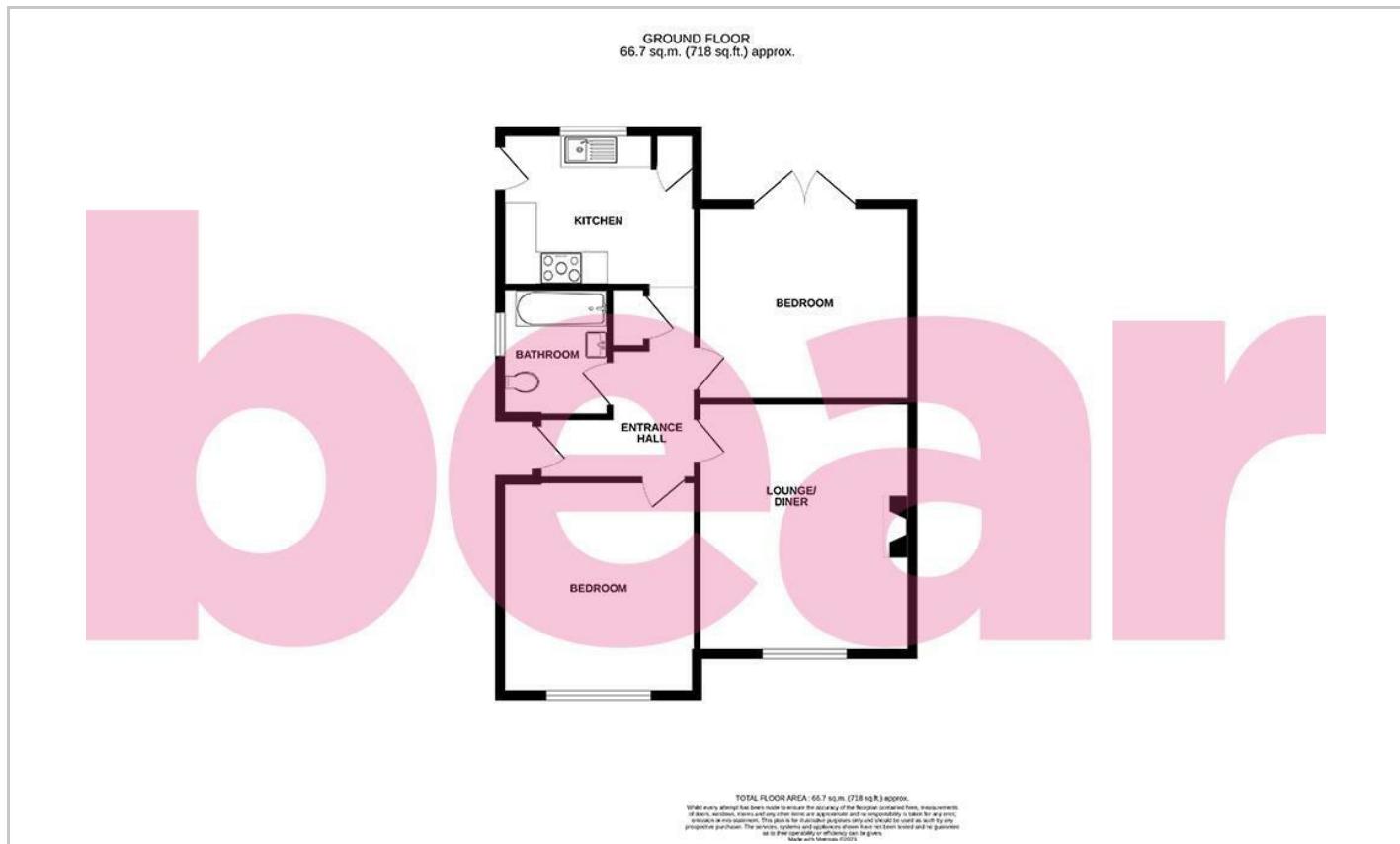
The garden measures some 90 feet in length and benefits from a good size west backing rear garden with new fences. Laid mainly to lawn. Block work patio areas. Timber garden summer house. Side entrance.

Frontage

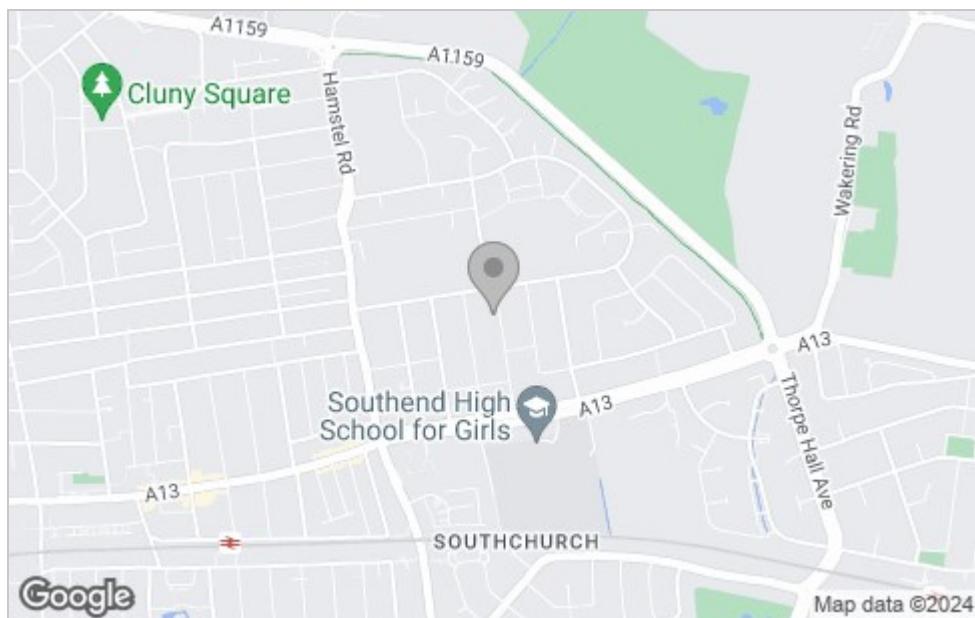
An independent driveway can comfortably park two large cars. The remainder is laid to lawn.



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.

Energy Efficiency Graph

Energy Efficiency Rating

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
Not energy efficient - higher running costs			

85

38

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	

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