



Kensington Road | | Southend-on-Sea | SS1 2SY

Price Guide £500,000

**bear**  
*Estate Agents*

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Southend-on-Sea | SS1 2SY  
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\* £500,000 - £525,000 \* Bear Estate Agents are delighted to bring to the market this spacious four bedroom end of terrace family home offering generous living space, two bathrooms, a large garden and off-street parking.

- Well Presented End of Terrace House
- Dining Room with Rear Access
- Ground Floor Three Piece Shower Room
- One Single Bedroom
- Large Rear Garden with a Patio and Summerhouse
- Bay Fronted Lounge with a Feature Fireplace
- Kitchen/Breakfast Room
- Three Double Bedrooms
- First Floor Three Piece Bathroom
- Two Off-Street Parking Spaces





Internally, the property comprises an entrance hall, a bay fronted lounge with a charming feature fireplace, a separate dining room with access to the rear garden and a generous kitchen/breakfast room. A convenient three piece shower room completes the ground floor. The first floor offers three double bedrooms, one single bedroom, storage space from the landing and a three piece family bathroom. Externally, the property boasts a large rear garden with a patio seating area and summerhouse, alongside two off-street parking spaces to the front.

The property is located on Kensington Road in Southend-on-Sea, just minutes from excellent amenities, bus links and Southend East Train Station. Southchurch Park, the seafront and a selection of shops and eateries are all within easy reach. The property is also situated within the catchment area of Greenways Primary School and Southchurch High School.

## Four Bedroom End of Terrace House

### Entrance Hall

### Lounge

14'11 x 14'6 (4.55m x 4.42m)

### Dining Room

13'4 x 12'1 (4.06m x 3.68m)

### Kitchen/Breakfast Room

16'7 x 10'5 (5.05m x 3.18m)

### Shower Room

10'5 x 3'2 (3.18m x 0.97m)



## Landing

21'0 x 5'11 (6.40m x 1.80m)

## Bedroom One

14'9 x 12'5 (4.50m x 3.78m)

## Bedroom Two

12'6 x 11'10 (3.81m x 3.61m)

## Bedroom Three

11'1 x 10'10 (3.38m x 3.30m)

## Bedroom Four

11'11 x 5'11 (3.63m x 1.80m)

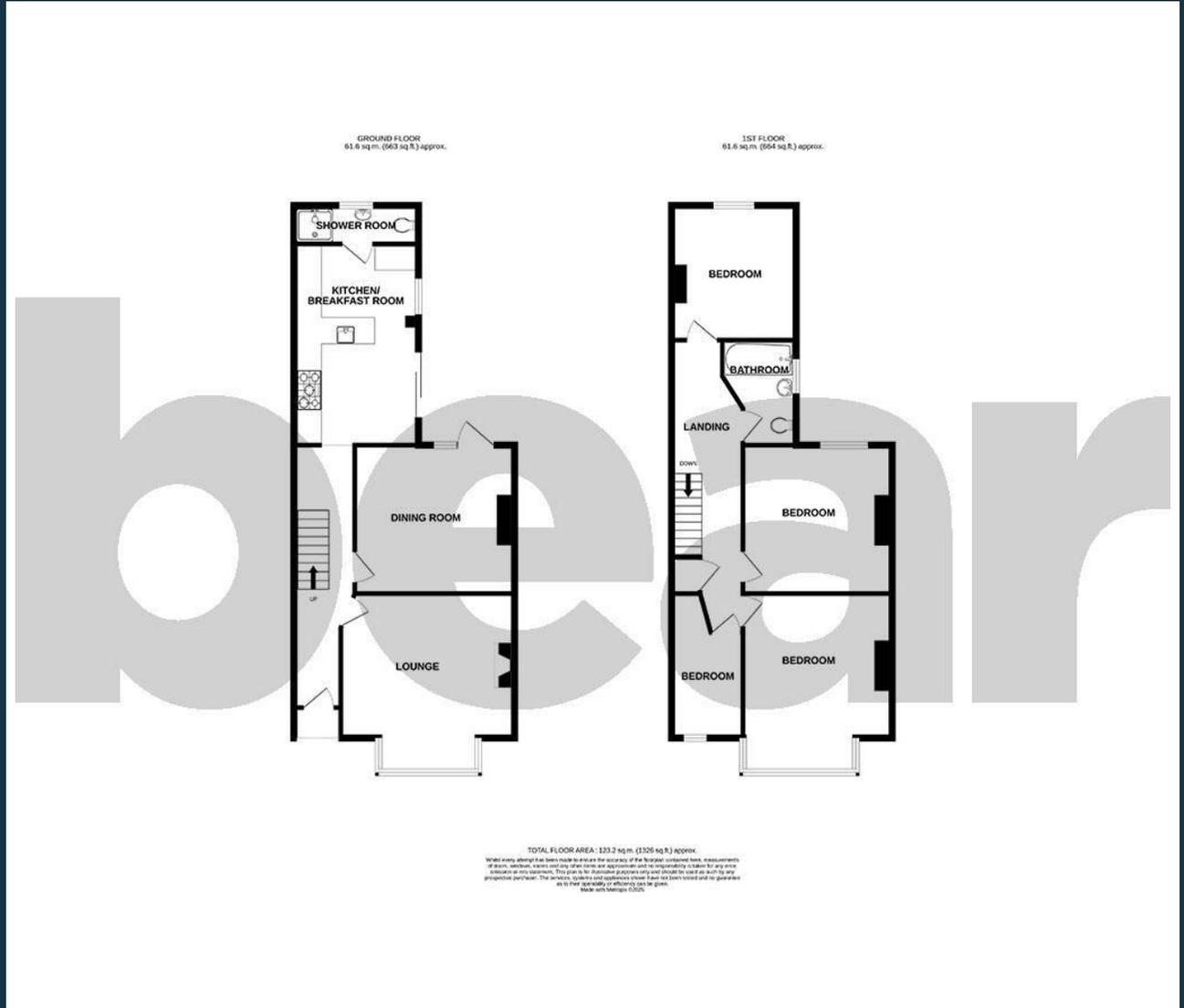
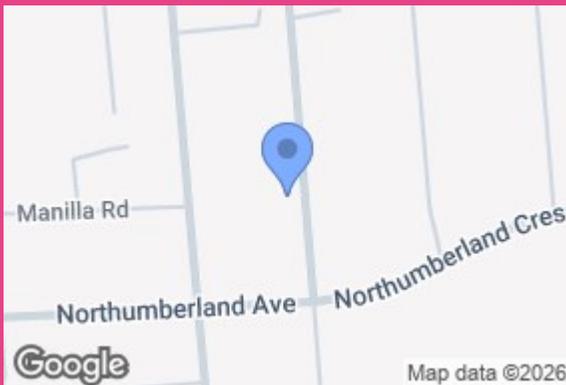
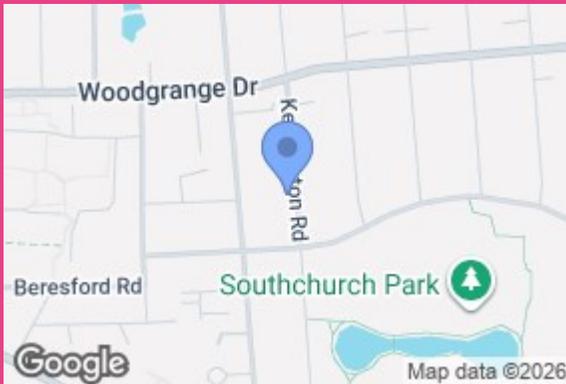
## Three Piece Bathroom

8'9 x 6'1 (2.67m x 1.85m)

## Garden

## Off-Street Parking





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
69	82
England & Wales	
EU Directive 2002/91/EC	

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