



Newington Avenue | | Southend-on-Sea | SS2 4RD

Offers Over £350,000

**bear**  
*Estate Agents*

Newington Avenue |  
Southend-on-Sea | SS2 4RD  
Offers Over £350,000

A spacious three-bedroom semi-detached family home offering generous living accommodation, a sizeable rear garden with a summerhouse, and off-street parking for three vehicles.

- Semi-Detached Family Home
- Large Lounge Opening into Dining Room
- Good-Sized Kitchen and Utility Room
- Sizeable Rear Garden
- Off-Street Parking for Three Vehicles
- Three Double Bedrooms
- French Doors to the Rear Garden
- Four Piece Family Bathroom
- Summerhouse
- Double Glazing and Gas Central Heating





This well-proportioned semi-detached house presents an excellent opportunity for families seeking spacious accommodation in a convenient Southend-on-Sea location. The property welcomes you through a porch into an entrance hall with useful storage and stairs rising to the first floor. The ground floor accommodation comprises a large lounge that opens into a dining room, creating an ideal space for both everyday living and entertaining. The dining room benefits from French doors opening directly onto the rear garden, whilst the good-sized kitchen offers ample storage and workspace, complete with a serving hatch into the dining room. The kitchen further leads into a practical utility room with a courtesy side door providing external access. To the first floor, the landing leads to three well-proportioned double bedrooms and a spacious four-piece family bathroom. Externally, the property boasts a sizeable rear garden featuring a patio seating area, decked entertaining space, and a versatile summerhouse. To the front, there is off-street parking for up to three vehicles. Further benefits include double glazing and gas central heating.

Situated on Newington Avenue in Southend-on-Sea, the property falls within the catchment areas for Hamstel Infant School and Nursery, Hamstel Junior School, and Cecil Jones Academy. Excellent bus links, Southend East Train Station, local parks, amenities, and further transport connections are all within easy reach.

### Three Bedroom Semi-Detached House

#### Porch

8'5 x 2'8 (2.57m x 0.81m)



## Entrance Hall

9'4 x 7'0 (2.84m x 2.13m)

## Lounge

14'8 x 11'8 (4.47m x 3.56m)

## Dining Room

9'1 x 8'9 (2.77m x 2.67m)

## Kitchen

9'9 x 9'4 (2.97m x 2.84m)

## Utility Room

6'6 x 3'6 (1.98m x 1.07m)

## Landing

10'3 x 6'1 (3.12m x 1.85m)

## Bedroom One

12'9 x 11'8 (3.89m x 3.56m)

## Bedroom Two

13'7 x 8'9 (4.14m x 2.67m)

## Bedroom Three

8'7 x 8'0 (2.62m x 2.44m)

## Four Piece Bathroom

8'3 x 5'4 (2.51m x 1.63m)

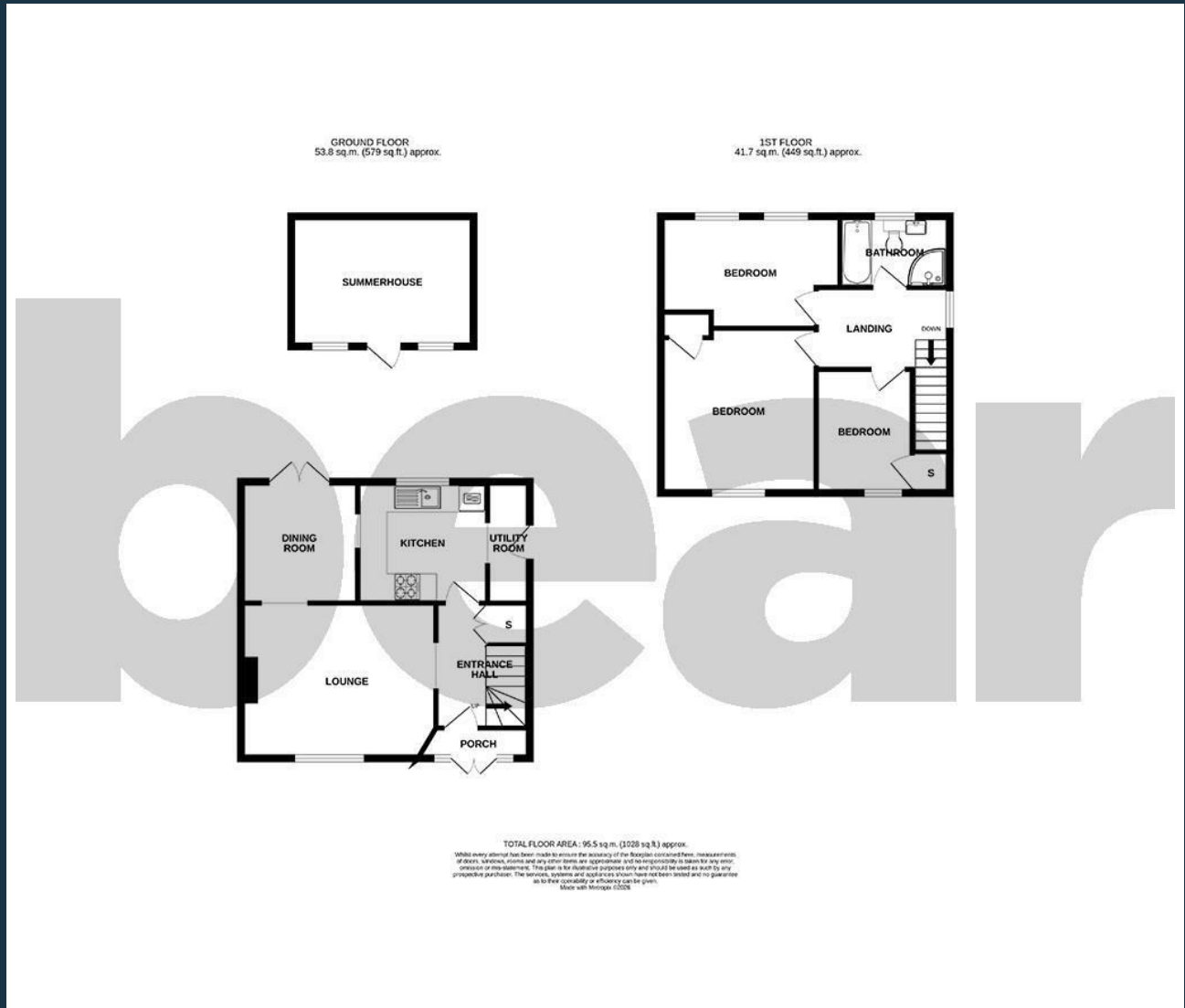
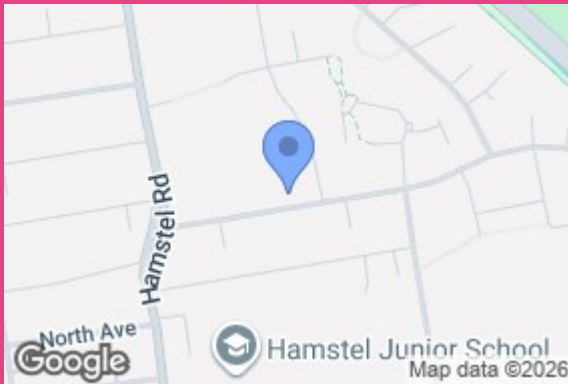
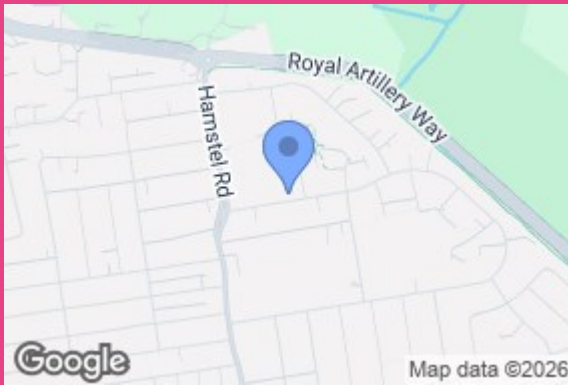
## Garden

## Summerhouse

13'8 x 9'9 (4.17m x 2.97m)

## Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(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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