



Carnarvon Road
Southend-on-Sea

£450,000 Price Guide



Bear Estate Agents are delighted to bring to the market this striking and surprisingly spacious four bedroom house which offers three reception rooms and a rear garden measuring some 130 feet in length. The property is located in an ultra convenient position within moments of the City Centre and walking distance of two major rail links serving both London's Liverpool and Fenchurch Street lines. Good local schools, iconic parks and the seafront are within easy reach Guide Price £450,000-£475,000.

- Semi-Detached Family Home
- Well Presented Throughout
- Three reception Rooms
- Three Good-Sized Double Bedrooms and One Single
- Two WCs and a Bathroom
- Ample Storage
- Well-Maintained Rear Garden
- Off-Street Parking
- Double Glazing and Gas Central Heating
- Close to Local Amenities, Schools and Travel Networks

Carnarvon Road



This character family residence oozes charm and many Period features throughout including high ceilings and stained glass windows. Whilst the property already offers generous size living spaces throughout, there is still the added benefit with further scope to extend to the rear and into the loft, subject to usual planning consents.

The property greets you with an inviting entrance hallway, three superb size reception rooms offering versatile living spaces, a fitted kitchen plus guest w.c. To the first floor there is a wonderful size landing which leads to four well proportioned bedrooms, a family bathroom and further separate w.c. This cared for family residence boasts a garden measuring some 130 feet in length plus an independent driveway with parking comfortably for two cars.

We at Bear cannot stress highly enough to book your appointment without delay.

Striking Four Bedroom Character Property

Entrance Hallway

137 x 6'4

Obscure hardwood entrance door with two stained glass panel windows adjacent leads to this inviting entrance hallway. high ceiling, quality flooring, stairs to the first floor, understairs cupboard, radiator, doors to:

Living Room

134 x 13'4

high ceiling, large double glazed lead light window to the front aspect, double and single radiator.

Sitting/Dining Room

137 x 10'9

High ceiling, double glazed French doors with side panel windows to the rear aspect leading onto the garden, double radiator, fireplace with space for an electric fire along with a decorative surround and hearth.

Kitchen

92 x 9'0

High ceiling, double glazed window and door to the side aspect, quality flooring. The kitchen comprises a range of base and wall level storage units, complemented with roll edge worktops, inset one and a quarter bowl sink unit with mixer tap, four ring gas hob, extractor hood over, built in electric oven, wall mounted combination boiler installed in 2019, door to:

Morning/Reception Room

119 x 11'2

High ceiling, large double glazed window to the side aspect, quality flooring, double radiator, built in base and wall level storage units which are complemented with roll edge worktops, space for a washing machine and fridge/freezer. door to:

guest w.c

3'9 x 3'7

High ceiling, obscure window to the rear aspect, quality flooring. A white suite comprises a w.c, sink unit with feature splashback subway tiles.

First Floor Landing

17'9 in length

High ceiling, large feature stained glass window to the side aspect, loft access, radiator, doors to:

Bedroom One

13'4 x 11'8

High ceiling, large double glazed window to the front aspect, radiator, large built in cupboard and recess ideal for a further wardrobe.

Bedroom Two

13'5 x 10'9

High ceiling, double glazed window to the rear aspect overlooks the garden, double radiator, large built in storage cupboard, tiled fireplace, ample space for wardrobes and chest of drawer units.

Bedroom Three

11'8 x 11'0

High ceiling, double glazed window to the rear aspect overlooks the garden, radiator, built in storage cupboards and ample space for wardrobes and chest of drawer units, original fireplace.

Bedroom Four

7'9 x 7'3

High ceiling, double glazed lead light window to the front aspect, radiator.

Family Bathroom

6'1 x 5'6

Obscure double glazed window to the side aspect, tiling to walls, radiator. A white suite comprises a panelled bath with mixer tap and shower attachment along with a further wall mounted electric shower, sink unit with mixer tap and splashback tiling.

Separate w.c

High ceiling, Obscure double glazed window to the side aspect, radiator. A white suite comprises a w.c and a sink unit with mixer tap.

Exterior

Large Rear Garden

The garden measures some 130 feet in length and commences with a hardstanding patio area, side access, tap and two brick built outbuildings with separate doors. raised decked area. The remainder is extensively laid to lawn with fencing to boundaries, large mature trees and shrubs providing ample privacy. There is a further space to the rear ideal for allotment use or to create a versatile outbuilding if required.

Frontage

An independent driveway provides parking for two cars via a dropped kerb.

Agents Notes

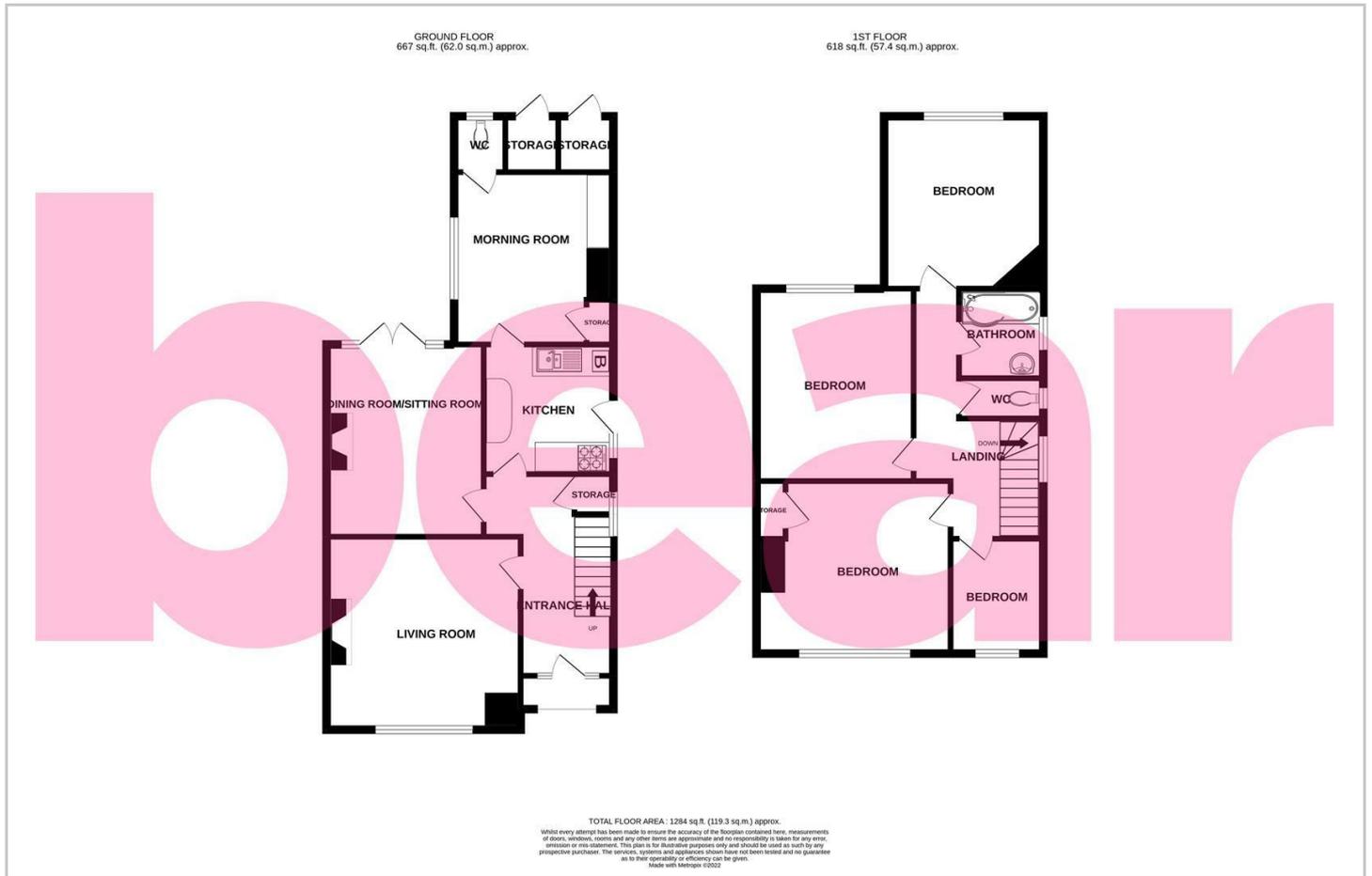
The property lends itself perfectly for extension to the rear and into the loft, subject to the usual planning consents.

Council Tax Band: D

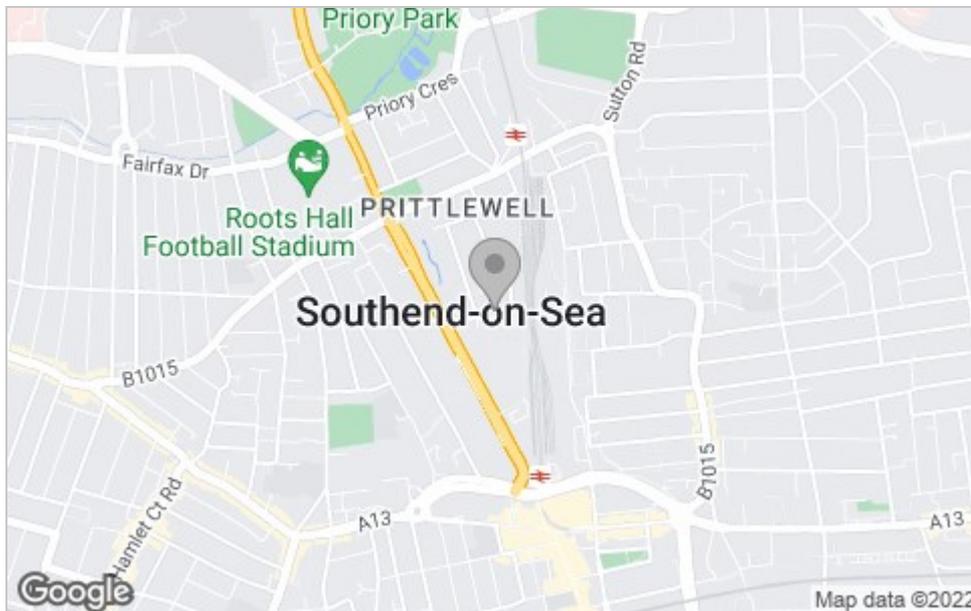
Southend-on-Sea



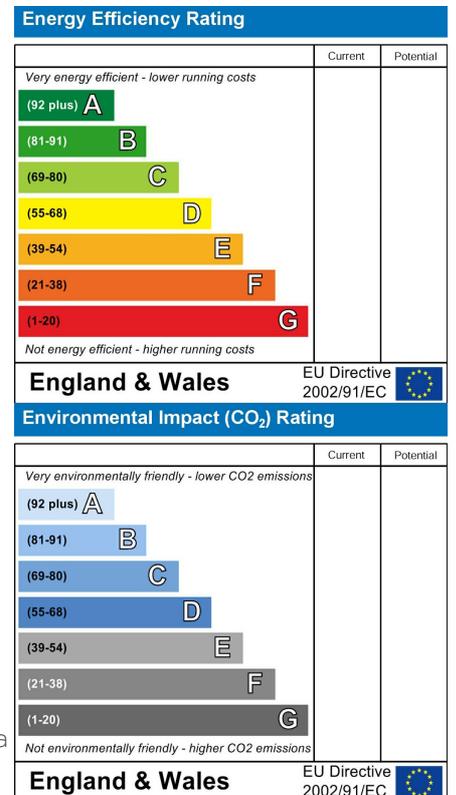
Floor Plan



Area Map



Energy Efficiency Graph



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.

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