



Trinity Road | Southend-on-Sea | SS2 4HP

£445,000

bear
Estate Agents

**Trinity Road |
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£445,000**

This detached family home offers bright and well-balanced accommodation, modern living spaces and a sizeable rear garden with an external outbuilding/office. Ideally located on Trinity Road, the property benefits from excellent school catchments, transport links and local amenities.

- Stunning Detached House
- Bay Fronted Lounge with a Feature Fireplace
- Utility Room and Ground Floor Wet Room
- Three Piece Family Bathroom
- Off-Street Parking and Side Access
- Porch and Entrance Hall
- Modern Kitchen/Diner with French Doors
- Two Double Bedrooms and One Single Bedroom
- Sizeable Rear Garden with a Home Office and Shed
- Double Glazing and Gas Central Heating





The accommodation begins with a porch leading into a welcoming entrance hall. A bay fronted lounge sits to the front of the property and features a character fireplace, opening through to a modern kitchen/diner which enjoys French doors to the rear garden. The kitchen also provides access to a utility room, while a ground floor wet room and under stair storage add further practicality. Upstairs, the landing gives access to two double bedrooms, a single bedroom and a three piece family bathroom. Externally, the property boasts a sizeable rear garden complete with an outbuilding, which is ideal for home working, alongside a shed and useful side access. Off-street parking, double glazing and gas central heating complete the offering.

Situated on Trinity Road, the property falls within catchment of Hamstel Infant School and Nursery, Hamstel Junior Schools and Cecil Jones Academy. Southend East Train Station is close by, offering direct rail links into London, while bus routes, amenities and further conveniences are easily accessible, making this a highly convenient and family-friendly location.

Three Bedroom Detached House

Porch

Entrance Hall

13'0 x 2'11 (3.96m x 0.89m)

Smooth ceilings with pendant ceiling lights, stairs to the first floor landing, under stair storage and access to:

Lounge

13'1 x 11'2 (3.99m x 3.40m)

Dining Area

11'7 x 11'2 (3.53m x 3.40m)

Kitchen Area

11'7 x 10'2 (3.53m x 3.10m)

Utility Room



Wet Room

6'6 x 3'8 (1.98m x 1.12m)

Obscure double glazed window to the side aspect, dual flush WC, sink with a mixer tap, wall-mounted shower and a wall-mounted heated towel rail.

Landing

Carpets throughout, smooth ceilings with a pendant light, double glazed window to the front aspect, loft access and doors to:

Bedroom One

13'1 x 11'2 (3.99m x 3.40m)

Herringbone style flooring, double glazed window to the front aspect, wall-mounted radiator, smooth ceilings with pendant ceiling light.

Bedroom Two

11'11 x 11'2 (3.63m x 3.40m)

Carpets throughout, double glazed window to rear aspect, smooth ceilings with a pendant light.

Bedroom Three

10'0 x 7'9 (3.05m x 2.36m)

Carpets throughout, double glazed window to the rear aspect and a pendant ceiling light.

Three Piece Bathroom

10'7 x 6'7 (3.23m x 2.01m)

Vanity sink unit with hot and cold taps, bath with a mixer tap, wall-mounted towel rail, smooth ceilings with pendant ceiling light and obscure double glazed window to the side aspect.

Sizeable Rear Garden

Outbuilding/Office

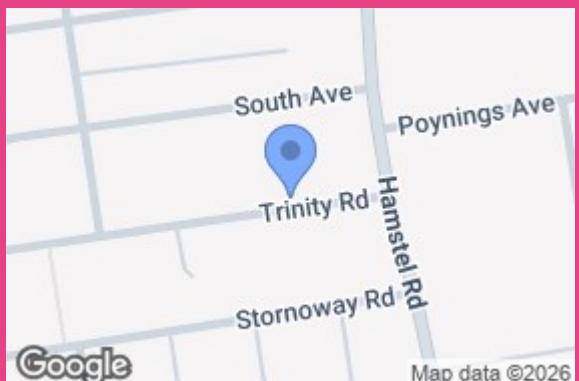
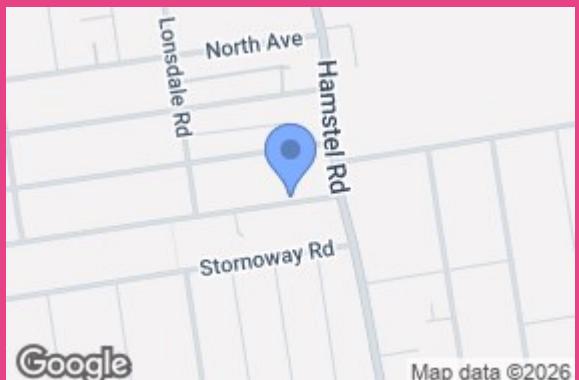
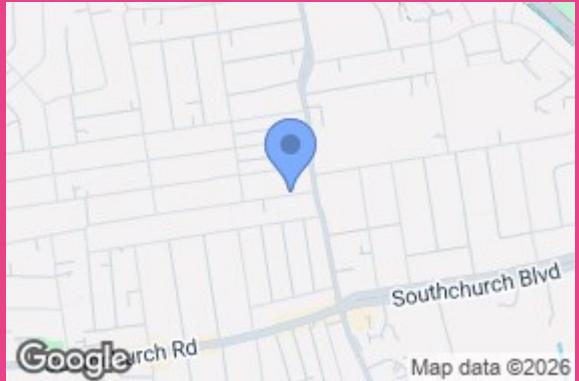
7'1 x 5'9 (2.16m x 1.75m)

Internet access, double glazed windows to the front and side aspects, electrics and power.

Shed

Off-Street Parking





GROUND FLOOR
54.0 sq.m. (581 sq.ft.) approx.

1ST FLOOR
44.1 sq.m. (475 sq.ft.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	83
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	36
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements and areas are approximate only. Prospective buyers should not rely on the floor plan and it should not be relied on as a statement of fact. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and surveyor have not been involved in the preparation of this plan and no guarantee as to its operability or efficiency can be given.
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