



FOR SALE

**Kirkham Road,
Southend-On-Sea SS2 6BY**

£389,995 Freehold

- Three Bedroom Property
- Stylish & Modern Throughout
- Contemporary Kitchen
- Open Plan Lounge Diner
- En-Suite to Master
- Private Rear Garden
- Two Allocated Parking Spaces to Rear
- Popular Modern Estate
- Close to Travel Routes
- Ideal for Families

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Superb three bedroom semi-detached house in a popular estate, close to local amenities & travel routes and ideal for families & commuters. Spacious and bright, this property has been recently decorated and offers stylish modern living in every room. The ground floor has a stunning contemporary kitchen, ground floor cloakroom and open plan lounge and dining

area with french doors out to the private rear garden. To the first floor are three good size bedrooms with en-suite to master and family bathroom. With the additional benefit of two allocated parking spaces to rear, viewing on this fantastic house is highly advised.

Entrance

Low maintenance front garden and paved path to composite wood front door into hallway. The hallway has engineered wooden flooring, a full length double glazed window to front, radiator, light fixture and doors to rooms. Stairs to first floor with fitted carpet and under stairs cupboard.

Kitchen

13'6 x 10'10 (4.11m x 3.30m)
Contemporary fitted kitchen to front aspect with a range of wall and base units with straight edge work surface and stainless steel sink & drainer with mixer tap. Engineered wooden flooring, double glazed window to front aspect and spotlights. Integrated appliances include fridge freezer, dishwasher, Zanussi eye level oven and Zanussi hob with extractor fan. Open through to dining and lounge area.

Lounge Diner

17'8 x 17'3 (5.38m x 5.26m)
Open plan lounge & dining area with engineered wooden flooring, double glazed window to rear and double glazed french doors tout to garden. Two radiators and light fixtures.

WC

6'11 x 4'10 (2.11m x 1.47m)
Ground floor cloakroom comprising of WC and wash hand basin. Tiled floor, light fixture and radiator.

First Floor

Stairs up to first floor landing with fitted carpet, light fixture and airing cupboard.

Master Bedroom

10'5 x 9'11 (3.18m x 3.02m)
Master bedroom to front aspect with fitted carpet, full length double glazed window, radiator and light fixture. Door to en-suite.

En-Suite Bathroom

Three piece en-suite comprising of WC, wash hand basin and shower cubicle with glass door.

Walk in Wardrobe

Newly fitted walk in wardrobe to bedroom 1

Bedroom 2

11'6 x 10'5 max (3.51m x 3.18m max)
Bedroom to rear aspect with double glazed window, fitted carpet, light fixture and radiator.

Bedroom 3

8'7 x 7'9 (2.62m x 2.36m)
Bedroom to rear aspect with double glazed window, fitted carpet, light fixture and radiator.

Bathroom

7'8 x 7'3 (2.34m x 2.21m)
Modern three piece bathroom suite comprising of panel bathe with overhead shower and glass screen, WC and wash hand basin. Double glazed window to front aspect, tiled floor, part tiled walls and light fixture.

Rear Garden

Landscaped private rear garden with slate patio, low maintenance lawn area, timber fencing and shed. Rear gate to parking area.

Parking

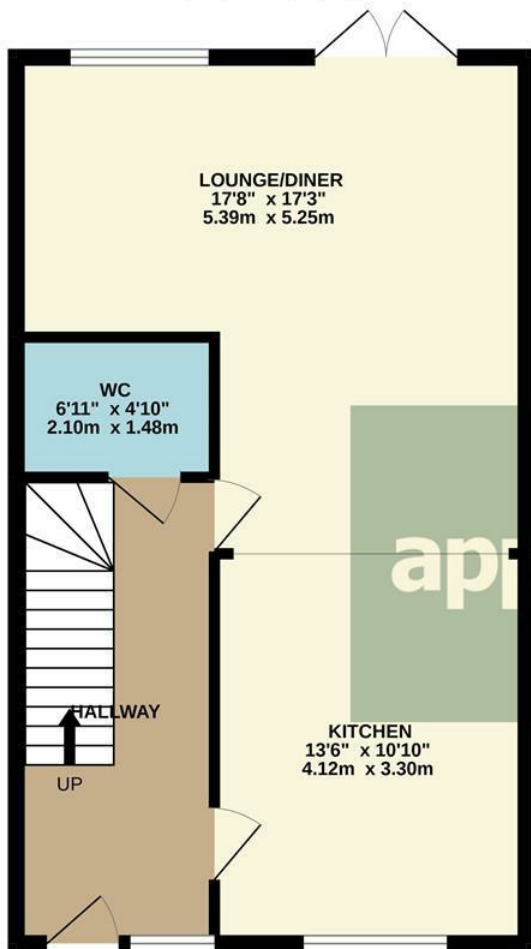
Two allocated parking spaces to rear of property.

Tenure

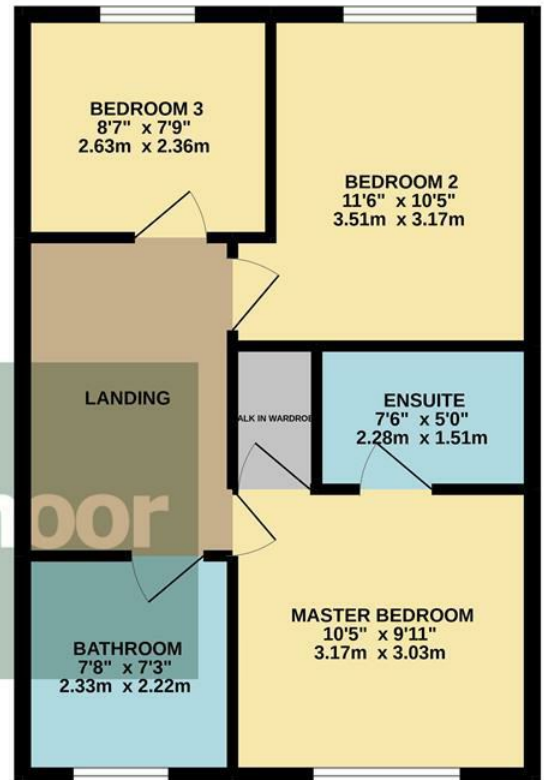
Freehold
Council Tax Band - D



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

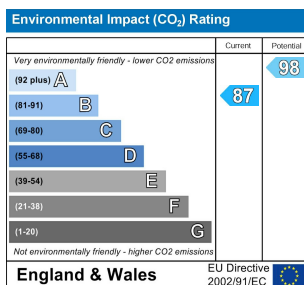
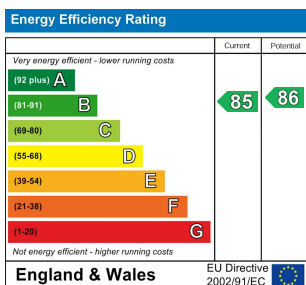


1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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