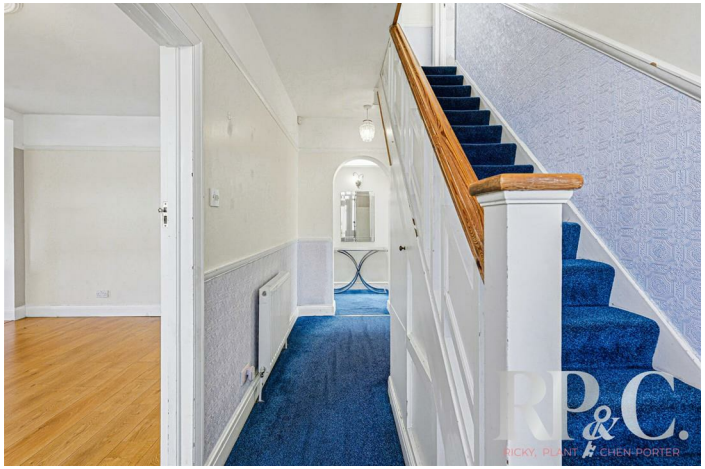






NORTHUMBERLAND CRESCENT

SOUTHEND-ON-SEA, SS1 2XD

OFFERS IN EXCESS OF £525,000

FREEHOLD

** NO ONWARD CHAIN & OVERLOOKING SOUTHCHURCH PARK - FULLY DETACHED HOUSE WITH THREE DOUBLE BEDROOMS, THREE BATHROOMS AND GENEROUS SIZE GARDEN WITH DETACHED GARAGE AND INDEPENDNENT DRIVEWAY - CLOSE TO C2C RAIL LINKS, GOOD LOCAL SCHOOLS & THE SEAFRONT **

RP&C.
RICKY, PLANT & CHEN-PORTER

NORTHUMBERLAND

• No onward chain • Fully detached house overlooks the iconic Southchurch park • Three double bedrooms • Three reception rooms & utility room • Three bathrooms • Double glazed windows & gas central heating • Generous size & mature rear garden • Garage and driveway for two cars • Easy access to major c2c rail links, quality local schools, seafront and city centre • Ongoing extension potential - subject to the usual planning consents





Situated in one of Southchurch's most sought after locations, overlooking the beautiful Southchurch Park, this impressive and fully detached family residence offers a superb combination of space, style and convenience.

Perfectly positioned on the highly desirable Northumberland Crescent, this substantial home provides generous and versatile accommodation arranged over two floors, complemented by a large rear garden, detached garage and off street parking. With three spacious reception areas, three double bedrooms and three bathrooms, this is a home that effortlessly caters to the demands of modern family life.

Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for the spacious accommodation beyond. To the front, the impressive bay fronted lounge provides a wonderfully comfortable principal reception room, while the generous dining room offers an elegant space for both everyday family dining and entertaining guests. A feature fireplace forms an attractive focal point, complemented by a charming side aspect bay window which floods the room with natural light.

The heart of the home is undoubtedly the spacious kitchen, thoughtfully designed with an excellent amount of storage and preparation space, together with a useful breakfast bar creating the perfect spot for informal dining. French doors open directly onto the rear garden, creating a wonderful connection between the kitchen and outside space and making this an ideal area for entertaining during the warmer months. The kitchen also provides access to a separate utility room. Completing the ground floor is a modern shower room and a versatile home office, an increasingly desirable addition for those working remotely or requiring a dedicated study space.

To the first floor, the spacious landing leads to three generously proportioned double bedrooms. The bay fronted principal bedroom enjoys an excellent outlook and benefits from its own en-suite shower room, creating a private and comfortable retreat. The remaining bedrooms are served by a stylish three piece family bathroom.

Externally, the property continues to impress. The large, established rear garden is predominantly laid to lawn and provides an excellent amount of outdoor space for children, entertaining, relaxing and al fresco dining. Side access leads around to the front of the property, where there is off street parking for one vehicle. Further parking is available to the rear, with access to a detached garage.

Additional benefits include double glazing and gas central heating throughout, whilst the property's

detached position and generous plot further enhance its appeal.

Northumberland Crescent enjoys an enviable position overlooking Southchurch Park, combining a peaceful and leafy outlook with excellent access to the many amenities Southchurch and the surrounding area have to offer.

Families are particularly well catered for, with the property falling within catchment for Greenways Primary School and Southchurch High School, together with convenient access to a number of highly regarded local grammar schools.

The seafront is also within easy walking distance, whilst a variety of local shops, amenities, restaurants and bus services are close by. Southend East Railway Station provides convenient rail connections towards London and surrounding areas with it's c2c links.

With its enviable park side position, generous accommodation, excellent outdoor space and highly sought after location, this exceptional detached family home represents a fantastic opportunity for those looking to establish themselves in one of Southchurch's most desirable residential settings. The added benefit of being offered with no onward chain makes this an opportunity not to be missed.

Entrance Hallway

Lounge 14'8 x 13'4>9'6

Dining Room 16'6 >14'8 x 10'5

Kitchen 13'8 x 12'10

Utility Room 13'2 x 3'7

Guest Shower Room/WC 6'10 x 3'7

Office/Study 6'1 x 3'7

First Floor Landing

Bedroom One 14'3>10'8 x 13'10

En Suite 6'8 x 3'1

Bedroom Two 12'10 x 9'6

Bedroom Three 11'7 x 9'5

Family Bathroom/WC 6'4 x 5'5

Garden

A large and established garden is mainly laid to lawn with fencing to boundaries. Side access.

Parking

An independent driveway provides parking for two cars. There are ample on street parking opportunities also. Access to the garage.

Garage

Up/over door.

NORTHUMBERLAND








RP&C
HOPE PLANT GROW







NORTHUMBERLAND

ADDITIONAL INFORMATION

Local Authority – Southend on sea

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1319.00 sq ft

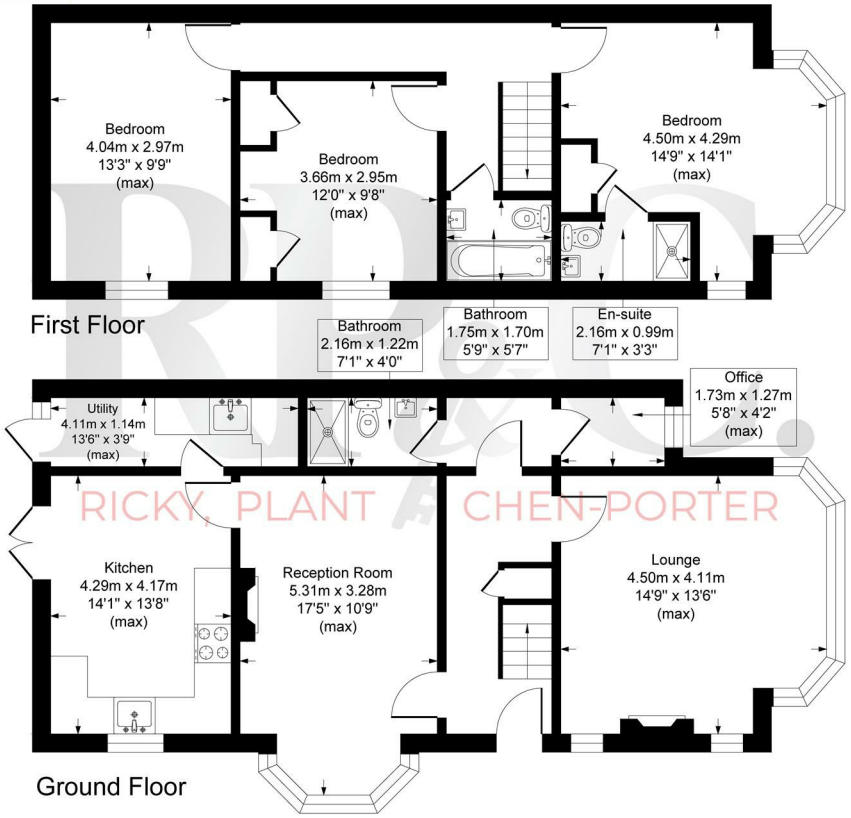
Tenure – Freehold



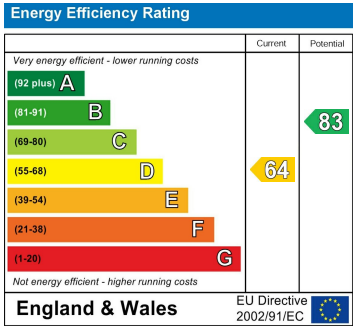


Northumberland Crescent

Approximate Gross Internal Floor Area = 122.5 sq m / 1319 sq ft







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP&C.
RICKY, PLANT & CHEN-PORTER