

**WENTWORTH ROAD**  
**SOUTHEND-ON-SEA, SS2 5LF**

**GUIDE PRICE £375,000**  
**FREEHOLD**

\* £375,000 - £400,000 \* - EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME BOASTING A WONDERFUL 28' FAMILY ROOM WITH LANTERN ROOF AND A SUNNY 84' SOUTH FACING REAR GARDEN. BENEFITTING FROM OFF-STREET PARKING FOR MULTIPLE VEHICLES AND A CONVENIENT LOCATION CLOSE TO TRAVEL LINKS AND WELL REGARDED SCHOOLS.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# WENTWORTH ROAD

- Extended three/four bedroom family home
- 84' South facing rear garden
- Fantastic 28' family room with lantern roof
- Off-street parking for multiple vehicles
- Versatile accommodation with three/four bedrooms
- Bathroom with underfloor heating
- Bespoke window shutters to lounge and all bedrooms
- Wonderful location close to amenities
- Within easy reach of train links into Central London
- Close to well regarded schools



RP&C Estate Agents are delighted to present this extended three-bedroom semi-detached family home, ideally situated along the sought-after Wentworth Road in Southend-on-Sea. Perfectly positioned for convenience, the property is within close proximity to excellent transport links into Central London, local bus routes, popular parks, well-regarded schools, and a range of amenities.

Externally, the home offers off-street parking for two vehicles and a generous south-facing rear garden measuring approximately 84 feet in length, complete with side access—ideal for families and those who enjoy outdoor living.

Internally, the property has been thoughtfully extended to create a stunning 28-foot open-plan family room, featuring a striking lantern roof that floods the space with natural light. This impressive area seamlessly incorporates a modern fitted kitchen with integrated appliances, alongside ample room for dining and relaxing, making it the true heart of the home. In addition, there is a further reception room to the front of the property, offering excellent versatility as a formal lounge or potential fourth double bedroom.

To the first floor, you will find two well-proportioned double bedrooms, a larger-than-average third bedroom, and a contemporary three-piece family

bathroom, enhanced by the comfort of underfloor heating. All bedrooms, along with the front-facing ground floor lounge, benefit from bespoke fitted window shutters, adding both style and privacy.

This beautifully presented home combines generous living space with a highly desirable location, making it an excellent choice for growing families or those seeking flexible accommodation.

## Three bedroom semi-detached house

### Entrance hallway

### Lounge/bedroom four

### Family room/kitchen

### Stairs to first floor

### Bathroom

### Bedroom one

### Bedroom two

### Bedroom three

### 84' south facing rear garden

### Off-street parking

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band C

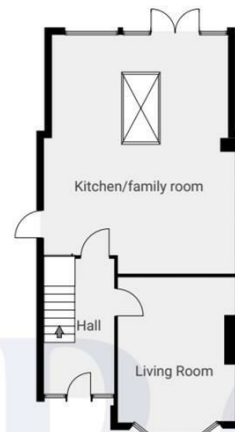
**Viewings** – By Appointment Only

**Floor Area** – sq ft

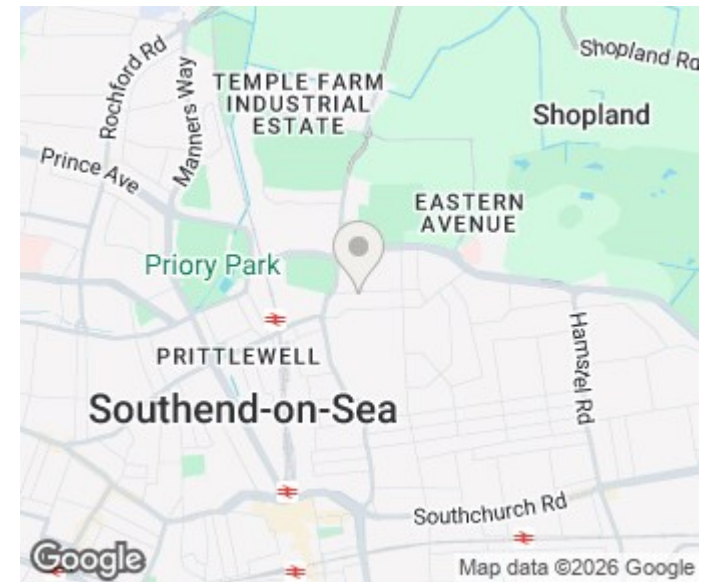
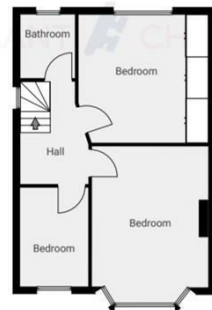
**Tenure** – Freehold



▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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