





POYNINGS AVENUE

SOUTHEND-ON-SEA, SS2 4RY

GUIDE PRICE £375,000

FREEHOLD

* £375,000 - £425,000 * NO ONWARD CHAIN * Sizeable and EXTENDED three bedroom semi-detached house, positioned in a popular Wick Estate location. Boasting off-street parking for multiple vehicles, a large rear garden and ample living space. An excellent home for growing families.

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POYNINGS AVENUE

• Extended three bedroom family home • Off-street parking for multiple vehicles • Sold with no onward chain • Large rear garden • Private detached garage • Two generous reception rooms • Three good sized bedrooms • Fantastic location close to amenities • Within easy reach of well regarded schools • Close to travel links into Central London





Situated along the highly regarded Poynings Avenue in Southchurch, close to the border of Thorpe Bay, this attractive and deceptively spacious extended semi-detached home offers versatile accommodation, generous outside space and a superb location.

Being offered to the market with no onward chain, the property provides an excellent opportunity for families and buyers looking to secure a home in this popular residential location.

The ground floor has been thoughtfully extended to create a spacious and sociable layout, featuring an impressive open-plan lounge/diner which flows through into a further extended reception room to the rear. This versatile additional space offers fantastic flexibility, whether utilised as a second sitting room, family room, playroom or home office. A fitted kitchen completes the ground floor accommodation.

To the first floor, there are three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, alongside a family bathroom and separate WC.

Externally, the property continues to impress, with ample off-street parking providing space for multiple vehicles, a substantial sideway and a generous rear garden. The garden also benefits from a detached garage, offering useful additional storage or potential for a variety of uses.

Poynings Avenue is particularly well positioned, being conveniently located for a selection of well-regarded local schools, excellent transport links, shops, parks and a wide range of everyday amenities. With Southchurch and Thorpe Bay both within easy reach, the property combines a sought-after residential setting with excellent convenience.

An excellent opportunity to acquire a spacious, extended family home in a desirable location, with the added benefit of no onward chain. Early viewing is strongly recommended.

Extended three bedroom semi-detached house

Entrance hallway

Lounge/diner 19'4 x 11'6

Kitchen 11'6 x 9'2

Additional reception room 19'4 x 9'2

Stairs to first floor

Bedroom one 11'2 x 10'10

Bedroom two 11'6 x 7'10

Bedroom three 8'2 x 6'11

Bathroom 7'7 x 6'11

Separate WC

Large rear garden

Garage

Off-street parking

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

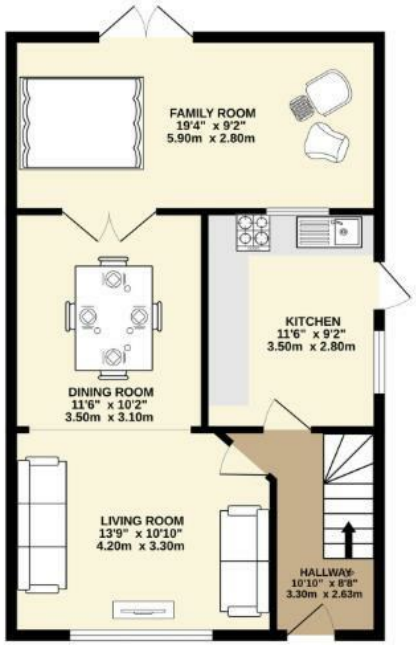
Floor Area – sq ft

Tenure – Freehold

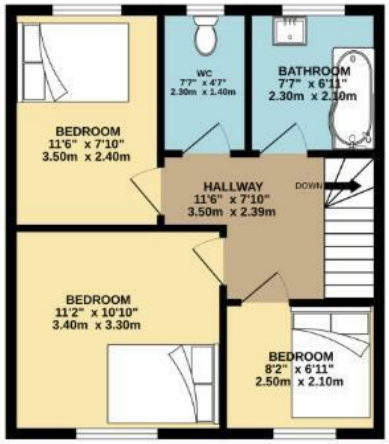




GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



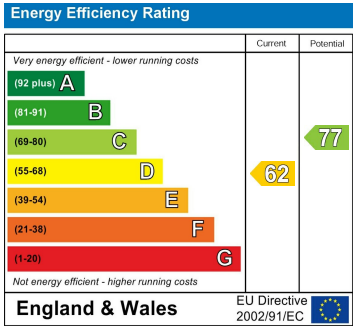
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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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

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