



WATKINS WAY
SOUTHEND-ON-SEA, SS3 9NX

GUIDE PRICE £270,000
FREEHOLD

** GUIDE PRICE £270,000-£285,000 - FANTASTIC FIRST TIME PURCHASE - TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE, BENEFITTING FROM A WELCOMING LOUNGE, CONVENIENT GROUND-FLOOR WC, A LOW MAINTNANCE REAR GARDEN AND A GARAGE - POSITIONED IN A QUIET CUL-DE-SAC FOR ACCESS TO AMENITIES, TRAVEL LINKS AND MUCH MORE **

RP&C.
RICKY, PLANT & CHEN-PORTER

WATKINS WAY

- Two double bedroom semi-detached house
- Quiet cul-de-sac location
- Private garage
- Low maintenance rear garden
- New double glazing installed 2025
- Light-filled and welcoming lounge
- Convenient ground-floor WC
- Close to a wealth of amenities
- Easy reach of well regarded schools
- Fantastic first time purchase



Nestled in the heart of a peaceful and highly sought-after residential cul-de-sac, this beautifully presented two double bedroom semi-detached house offers an enviable lifestyle of convenience and comfort.

Watkins Way provides a tranquil setting while enjoying excellent access to local shops, everyday amenities, well-regarded schools, and an array of recreational facilities – making it an ideal location for first-time buyers and young families alike.

The property has been thoughtfully and extensively improved by the current owners, creating a modern, move-in-ready home that exudes warmth and quality. New double glazing was installed in 2025, enhancing both energy efficiency and contemporary appeal throughout.

Upon entering, you are welcomed into a bright and inviting entrance hall that sets a delightful tone for the home. The generous, light-filled lounge is a standout feature, with large windows offering lovely views over the private rear garden – perfect for relaxing or entertaining. The well-appointed kitchen provides practical space for everyday cooking, while a convenient ground-floor WC adds to the home's functionality.

The staircase leads to a spacious landing that serves two good-sized double bedrooms, both benefiting from ample natural light and a sense of calm. A modern family bathroom completes the upper floor,

offering a relaxing space for the household.

To the rear, the low-maintenance garden is a private haven, thoughtfully designed for easy upkeep while providing a peaceful outdoor retreat. A private garage offers secure parking and valuable additional storage.

This charming semi-detached home combines modern upgrades with a desirable location, presenting a rare opportunity for first-time buyers to secure a high-quality property in a peaceful yet connected neighbourhood. Viewings are highly recommended to truly appreciate all this lovely home has to offer.

Two double bedroom semi-detached house

Entrance hallway

Kitchen

Lounge

Ground-floor WC

Stairs to first floor

Bedroom one

Bedroom two

Bathroom

Low maintenance rear garden

Garage

WATKINS WAY





WATKINS WAY

ADDITIONAL INFORMATION

Local Authority – Southend

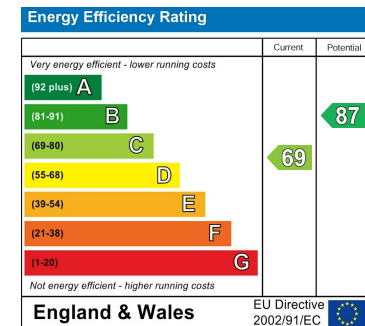
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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