



IDEAL FAMILY HOME

BEAUTIFUL KITCHEN

TWO BATHROOMS

HIGH CEILINGS

DRIVEWAY FOR 5 CARS

HUGE RECEPTION ROOMS



Offers in excess of £450,000

Ideal family home boasting ample living and entertaining space comprising five bedrooms, two reception rooms, modern kitchen with range cooker and integrated appliances, two bathrooms (family bathroom and en-suite to bedroom) and a converted garage, currently being used a beauty treatment room. This character property also offers an extensive driveway, stunning high ceilings, guest cloakroom/WC, utility room and an 80ft rear garden, backing onto historic Priory Park.

The property is located within easy reach of a range of amenities, excellent schools, transport links, Prittlewell main line station is 0.4 miles away supermarkets and a range of convenient stores close by.

The area is also home to outstanding Grammar Schools including Southend High School for boys and Westcliff High School for Girls. The nearest airport is London Southend Airport.

Entrance Porch

Entrance Hallway: 14ft 5in x 8ft 8in (4.39m x 2.64m)

Cloakroom

Converted Garage Room: 13ft 4in x 7ft 11in (4.06m x 2.4m)

Kitchen Open To: 12ft 3in x 8ft 11in (3.72m x 2.72m)

Breakfast Room: 10ft 10in x 8ft 1in (3.31m x 2.47m)

Ground Floor WC

Lounge: 12ft 4in x 13ft 5in (3.75m x 4.09m)

Dining Room: 15ft 11in x 11ft 7in (4.86m x 3.54m)

First Floor Landing

Bedroom 1: 13ft 4in x 13ft 5in (4.06m x 4.09m)

Bedroom 3: 13ft 5in x 12ft 2in (4.09m x 3.71m)

Bedroom 4: (8ft 2in x 7ft 1in (2.48m x 2.17m)

Family Bathroom: 8ft 8in x 8ft 6in (2.64m x 2.59m)

Second Floor Landing

Bedroom 2: 11ft 10in x 13ft 5in (3.62m x 4.09m)

En Suite Shower Room: 6ft 4in x 4ft 10in (1.93m x 1.47m)

Bedroom 5 (17ft 3in x 5ft 7in (restricted head height) (5.26m x 1.70m)

Rear Garden (80ft (24.37m) approx.)

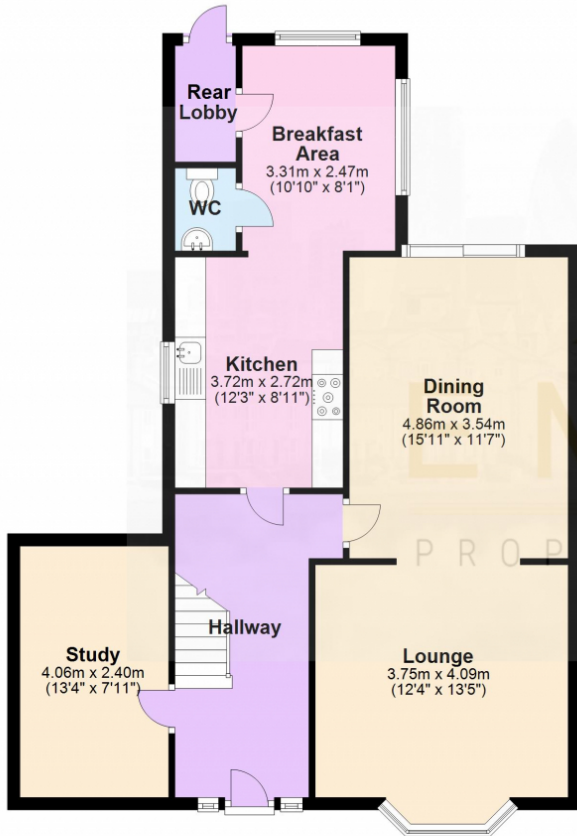
Utility Room

Driveway For 4-5 Cars

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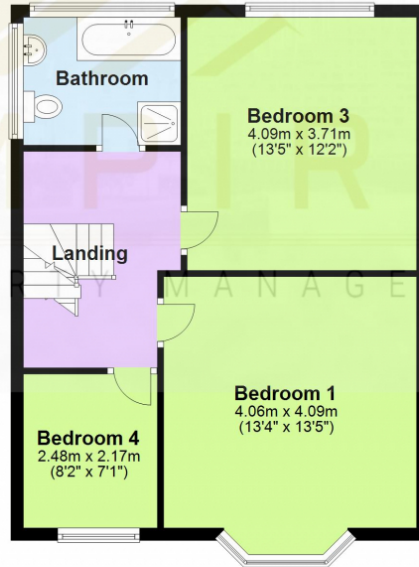
Ground Floor

Approx. 77.9 sq. metres (838.7 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Second Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 164.9 sq. metres (1775.1 sq. feet)

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 approx. and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.
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