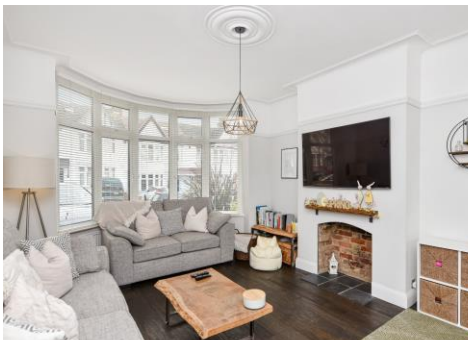




Guide Price; £475,000 - £500,000

193 Kensington Road, Favoured Southchurch Area, Southend-On-Sea, Essex, SS1 2SZ



This beautiful family home within a sought-after location near Southchurch Park, shopping amenities, and transport connections to London Fenchurch Street. Oozing charm and character, the home features a bright and spacious Living Room/Diner together with a modern fitted Kitchen. Externally, the property offers off-road parking for two vehicles together with a generous WEST facing rear garden. With its desirable location, attractive features, and practical amenities, viewing this property is essential for anyone seeking a comfortable and stylish family home.



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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- Beautiful character style **THREE BEDROOM** family home within a desirable position
- Spacious dual aspect open plan Living Room / Dining Room
- Overflowing with charm and character, this home has been carefully maintained by its owners, with the period features of high ceilings, picture rails and corniced ceilings
- uPVC double glazed and Gas Central Heating
- WEST facing rear Garden and off road parking
- Close to Southchurch Park, Shopping facilities and bus routes
- Within close proximity of the seafront and Southend East rail station
- Ideally positioned within the catchment of Greenways School and within easy access of Southend High School for Girls



Entrance via: Feature arched recessed porch with access to uPVC entrance door inset with pair of obscure leaded double glazed inserts, with uPVC obscure double glazed windows to either side.

Reception Hallway: 14'11" x 6' (4.55m x 1.83m) Stairs rising to first floor accommodation with spindle balustrade with half height door under providing access to storage space. Further full height door to larger cupboard housing wall mounted boiler. Attractive high quality laminate wood effect flooring. Traditional style column radiator. Picture rail. Open access to Kitchen. Feature cornice to smooth plastered ceiling inset with character ceiling moulding. Panelled door to;

Dual Aspect Living Room / Dining Room:

Overall measurement 29'7" (9.02) x 13'2" (4.01) (reducing to 12' (3.66))

Living Room Area: uPVC double glazed bay window to front aspect with curved radiator under. Chimney breast recess niche. Picture rail. Attractive high quality laminate wood effect flooring. Feature cornice to smooth plastered ceiling inset with character ceiling moulding. Square flat headed arch to;

Dining Room Area: Pair of wide double glazed sliding patio doors leading onto the WEST facing Garden with overhead double glazed panels. Attractive high quality laminate wood effect flooring. Traditional style column radiator. Picture rail. Smooth plastered ceiling.

Dual Aspect Kitchen: 14'11" x 6'11" (max) (4.55m x 2.1m (max)) Obscure uPVC double glazed door to side aspect providing sideways access to gated front access and Garden. Pair of uPVC double glazed windows to side with further to rear overlooking the Garden. The Kitchen comprises a modern range of eye and base level units with high gloss rolled edge working surfaces over inset with one and a quarter single drainer sink unit with mixer tap over. Built in 'Diplomat' double oven with four ring gas hob over, stainless steel splashback and wall mounted extractor canopy over. Space for upright fridge/freezer. Under counter recess and plumbing for washing machine. Splashback tiling. High gloss ceramic tiled flooring. Wall mounted ladder styled heated towel rail. Smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation comprises

Landing: Panelled doors to all first floor rooms. Smooth plastered ceiling with access to loft space.

Front Bedroom: 15'9" (4.8) (into bay) x 11'6" (3.5) (excluding wardrobes) uPVC double glazed bay window to front aspect with curved radiator under. The Bedroom has been professionally fitted with a range of floor to ceiling wardrobes, storage cupboards and drawers stacks to one aspect. Traditional style column radiator. Picture rail. Smooth plastered ceiling.

Rear Bedroom: 13'2" x 13'1" (4.01m x 4m) uPVC double glazed window to rear aspect. The Bedroom has been professionally fitted with a two door floor to ceiling wardrobe, storage cupboards and drawers stack. Traditional style column radiator. Picture rail. Feature cornice to smooth plastered ceiling.

Bedroom Three: 8'1" x 5'11" (2.46m x 1.8m) uPVC double glazed bay 'oriel' window to front aspect with curved radiator under. Traditional style column radiator. Picture rail. Feature cornice to smooth plastered ceiling.

Bathroom: 6'8" x 5'11" (2.03m x 1.8m) Obscure uPVC double glazed window to rear aspect. Tiling to all visible walls. The three piece suite comprises concealed cistern dual flush wc inset with vanity unit with shelving over inset with wash hand basin with mixer tap over and storage cupboard under, panelled enclosed 'Shower Bath' with fitted curved shower screen, wall mounted shower and central control mixer taps. Wall mounted ladder styled heated towel rail.

To the Outside of Property: The WEST facing rear Garden is approached via the Dining Area and the sideway access from Kitchen. Gated access to the frontage/parking. The Garden commenced with hard standing patio seating area, which extends to a further area. The remainder is mainly laid to lawn with established trees, plants and shrubs to sculped flower bed borders. Hard standing to the rear of the Garden. Timber framed shed to the rear of the Garden (to remain).

Frontage: Hard standing providing off road parking. Gated access to Garden.





Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 5/3/2024