

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £475,000

113 Poynings Avenue, Southend-on-Sea, Essex, SS2 4RX



Opportunity to Own an Extended THREE/FOUR BEDROOM Semi-Detached Family Home with Parkland Views!!!! A spacious and thoughtfully extended home, with beautiful views over open parkland to the rear. Having been extended to both the side and rear, the property has been reconfigured to provide a highly versatile layout, perfect for growing families or those seeking extra space to work or relax at home. The ground floor features three generous reception rooms, with the flexibility to convert one into a fourth bedroom if desired. At the heart of the home is a spacious Kitchen/Diner, with a convenient Utility Room and a modern Ground Floor Shower Room. To the first floor there is also a four-piece family bathroom. There is a generous rear Garden together with ample off road parking. Offered with **No Onward Chain** - an immediate viewing is recommended.



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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- An attractive semi detached home, extended to the side and rear, offering generous living space with a generous Garden
- Stunning views across open parkland to the rear
- Three versatile reception rooms – potential for a ground floor fourth bedroom
- Spacious fitted Kitchen/Diner with convenient Utility Room for added practicality
- Modern Ground Floor Shower Room
- First-floor four-piece family bathroom
- Generous rear garden – perfect for outdoor enjoyment
- Ample off-road parking
- Close to Southend High School for Girls, Southchurch High School and Hamstel Infant & Junior Schools
- Offered with No Onward Chain – ready for immediate viewing



Entrance via: Canopied Entrance to composite door inset with obscure double glazed square inserts through to;

Reception Hallway: 14'1" x 5'7" >7' (4.3m x 1.7m >2.13m) Stairs rising to first floor accommodation with spindle balustrade. Half height door providing access to under stairs storage space. Part glazed doors to Living and Dining Rooms. Further panelled door to Ground Floor Bedroom/further reception Room. Wood effect lino flooring. Radiator. Textured ceiling. Further panelled door to;

Ground Floor Shower Room: The three piece suite comprises low level dual flush wc, vanity wash hand basin with mixer tap over and storage cupboard under, independent tiled shower enclosure with wall mounted electric shower. 'Sparkle fleck' tiled flooring. Tiling to all visible walls. Ladder style heated towel rail. Smooth plastered ceiling.



Living Room: 14'1" (4.3) (into bay) x 12'5" (3.78) (max) uPVC double glazed bay window to front aspect. Radiator. Feature fireplace with marble effect hearth and backplate with wooden mantle surround with freestanding electric coal effect 'stove' style fire (to remain). Coving to textured ceiling.

Dining Room: 11'11" x 10'11" (3.63m x 3.33m) Pair of uPVC double glazed french doors to rear aspect providing access to the decked patio seating area of the rear Garden. Radiator. Coving to textured ceiling.



Reception Room/ Potential Bedroom Four: 12'9" x 9'1" (3.89m x 2.77m)

A versatile room offering huge potential to be utilised as a Home Office/Play Room/ Bedroom etc.

uPVC double glazed bow to front aspect. Radiator. Smooth plastered ceiling.



Kitchen/Breakfast Room: 17'2" x 9'6" >11'11" (5.23m x 2.9m >3.63m) uPVC double glazed window to rear aspect. Pair of uPVC double glazed french doors providing access to the decked patio seating area. Radiator. The Kitchen is fitted with a comprehensive range of eye and base level units with rolled edge working surfaces over inset with single drainer sink unit with designer style mixer tap over. Built in eye level 'Bosch' double ovens with split level four ring 'Belling' gas hob with wall mounted extractor canopy over. Under counter recess for dishwasher. Splashback tiling. Tiled flooring. Under counter and kickplate LED lighting. Smooth plastered ceiling inset with recessed lighting. Bi-fold panelled door to;

Utility Room: 6'2" x 4' (1.88m x 1.22m) Worksurface space with under counter recess for washing machine and tumble drier. Smooth plastered ceiling with access to loft space.

Agents Note: The seller has advised Hunt Roche that the washing machine, tumble dryer, and dishwasher (located in the Kitchen) may be available to purchase by separate negotiation.

The First Floor Accommodation comprises

Landing: 7'4" x 6'11" (2.24m x 2.1m) Obscure uPVC double glazed window to side aspect. Spindle balustrade. Access to loft space. Panelled doors to all rooms. Textured ceiling.

Main Bedroom: 14'1" (4.3) (into bay) x 12'5" (3.78) (max) uPVC double glazed bay window to front aspect. Radiator. The Bedroom is fitted with a range of part mirror fronted 'slide-a'-robe wardrobes to one aspect. Coving to textured ceiling.

Bedroom Two: 12'3" x 11'2" (3.73m x 3.4m) uPVC double glazed window to rear aspect with beautiful views over the generous rear Garden and towards the Parkland beyond. Radiator. Coving to textured ceiling.

Bedroom Three: 8'1" (max) x 6'9" (2.46m (max) x 2.06m) uPVC double glazed bay window to front aspect. Radiator. Coving to textured ceiling.

Family Bathroom: 10'11" x 6'10" (3.33m x 2.08m) Obscure uPVC double glazed bay window to rear aspect. The four piece suite comprises low level dual flush wc, pedestal wash wash hand basin with mixer tap over, tiled enclosed jacuzzi style bath with central control mixer tap with shower attachment, and a separate 'shower boarded' enclosure with power shower. Tiling to all visible walls inset with border tile inlay. Ladder style heated towel rail. Smooth plastered ceiling.

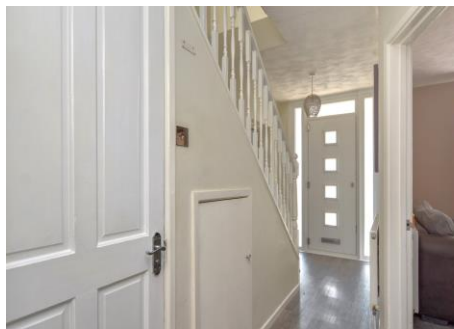
To the Outside of the Property:



The generous rear garden is accessed via both the Kitchen/Breakfast Room and the Dining Room. It begins with an attractive and spacious composite-style decked patio seating area, complete with exterior lighting and a water tap—perfect for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn, with fenced boundaries. To one aspect, there is a hardstanding area providing an additional patio seating space, ideal for catching the sun at different times of the day.

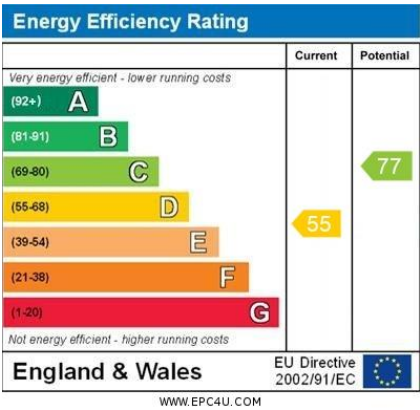
Located at the rear of the garden is a substantial, almost full-width timber-framed outbuilding, divided into two functional sections. One side is arranged as a Summer House, making it an ideal space for a Home Office or Relaxation/Entertaining area, while the other side serves as a generous Shed/Workshop—perfect for storage, DIY, or hobbies. The structure is fully equipped with power and lighting, offering excellent versatility.

Frontage: The frontage of the property is accessed via a dropped kerb and features an attractive block-paved driveway, enhanced by recessed LED lighting set into the front boundary—creating a smart and welcoming first impression, with ample off road parking spaces.





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. 7/11/2025