

HUNT ROCHE

The Estate Agent



Asking Price: £375,000

29 Cromwell Road, Southend-on-Sea, Essex, SS2 5NG



Offered for sale with No Onward Chain is this well presented THREE bedroom semi-detached character home, occupying a convenient position within the popular SS2 area of Southend. Having recently undergone redecoration throughout, the property offers bright and airy accommodation enhanced by the generous ceiling heights and proportions commonly associated with homes of this period.

Externally, the property benefits from a generous rear garden, whilst the location provides excellent access to a variety of everyday amenities. Prittlewell Railway Station, serving London Liverpool Street, is also situated within easy reach, making the property well suited to commuters and growing families alike.



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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- Three Bedroom Semi-Detached Character Home offered with No Onward Chain
- Recently Redecorated Internally & Externally
- Bright & Airy Accommodation with Generous Ceiling Heights
- Bay Fronted Living Room
- Dining Room with French Doors to Garden
- First Floor Family Bathroom
- Generous Rear Garden with Side Access
- Recently Steam Cleaned Carpets
- New Fuse Board, Electrical Test Certificates & Gas Safety Certification
- Convenient Access to Local Shops & Amenities
- Within Easy Reach of Prittlewell Railway Station
- Ideal for Commuters, First Time Buyers & Families
- Popular Southend SS2 Location

Entrance via: Arched brick built storm porch with recessed entrance. Original style hardwood panelled entrance door inset with obscure glazed panels provides access to;

Reception Hallway: 13'11" x 5'4" (4.24m x 1.63m) Staircase rising to First Floor accommodation with useful understairs storage cupboard accessed via a half height panelled door. Further door to full height storage cupboard inset with obscure glazed window to side aspect. Thermostat control panel. Picture rail. Radiator. Door to Kitchen, Dining Room and Living Room. Smooth plastered ceiling.

Living Room: 15'2" (4.62) (into bay) x 11'9" (3.58) Double glazed bay window to front aspect inset with obscure glazed upper window panels. Radiator. Chimney breast with recessed alcoves to either side. Picture rail. Characteristic curved cornice to smooth plastered ceiling line.

Dining Room: 11'7" x 10'7" (3.53m x 3.23m) Double glazed French doors to rear aspect flanked by further double glazed window panels and opening to the rear Garden. Radiator. Picture rail. Chimney breast with recessed alcoves to either side. Characteristic curved cornice to smooth plastered ceiling line.

Kitchen: 8'3" x 6'4" (2.51m x 1.93m) Double glazed window to rear aspect with double glazed door providing access to the rear Garden. The Kitchen is fitted with a range of matching base and eye level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap. Built in 'Lamona' electric hob with oven below and extractor hood above. Integrated upright fridge/freezer. Tiling to splashback areas. Wall mounted 'Baxi' boiler. Space and plumbing for domestic appliances. Radiator. Papered ceiling.

The First Floor accommodation comprises

Landing: 6'11" x 6'5" (2.1m x 1.96m) Obscure glazed window to side aspect. Original style panelled doors provide access to all first floor rooms. Smooth plastered ceiling with access to loft space.

Bedroom One: 15'2" (4.62) (into bay) x 11'9" (3.58) Double glazed bay window to front aspect with fitted radiator under. A well-proportioned Bedroom retaining characteristic high ceilings and picture rail. Textured ceiling.

Bedroom Two: 11'7" x 10'7" (3.53m x 3.23m) Double glazed window to rear aspect overlooking the rear Garden with fitted radiator under. Characteristic high ceilings and picture rail. Textured ceiling.

Bedroom Three: 8'1" x 6'5" (2.46m x 1.96m) Double glazed window to front aspect with fitted radiator adjacent. Picture rail. Smooth plastered ceiling.

Bathroom: 8'1" x 6'4" (2.46m x 1.93m) Obscure double glazed window to rear aspect. The Bathroom is fitted with a white three-piece suite comprising a panelled bath with fitted shower screen with integrated shower unit, pedestal wash hand basin with twin taps and low level WC. Partly tiled walls. Additional features include a chrome heated towel rail, extractor fan and textured ceiling.

To the Outside of the Property:

Access to the Garden is via the Kitchen and the Dining Room. Hard standing area to the rear boundary. Established Garden shrubs. Gated side access.

Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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. 5/18/2026