

HUNT ROCHE

The Estate Agent



Offers in Excess of: £375,000

101 Royston Avenue, Southend-on-Sea, Essex, SS2 5LB



A beautifully presented THREE Bedroom semi-detached family home, occupying a sought-after residential position within Southend-on-Sea. Ideally located for highly regarded schools, excellent local amenities, convenient bus routes, Southend City Centre, mainline railway stations and the seafront.

The property offers well-proportioned accommodation throughout and is complemented by a beautifully landscaped rear garden extending to approximately 100ft. Further benefits include off-street parking, gated side access, a detached garden store, greenhouse and an abundance of established planting, creating a wonderful outdoor space for both entertaining and family enjoyment.



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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- Beautifully presented THREE Bedroom semi-detached family home
- Attractive semi open plan dual aspect Living/Dining Room
- Modern fitted Kitchen with appliances
- Contemporary family Bathroom with extensive fitted storage and rainfall shower over the bath
- Beautifully landscaped rear Garden extending to approximately 100ft
- Detached timber garden store and Greenhouse
- Driveway providing off-street parking
- Gas central heating and uPVC double glazing throughout
- Ideally situated for a selection of highly regarded Primary and Secondary Schools, including Bournemouth Park Academy and Cecil Jones Academy
- Excellent access to local amenities, convenient bus routes, Southend City Centre, mainline railway stations and the seafront

Entrance via: Canopied entrance porch. Original style timber panelled entrance door inset with an obscure leaded light glazed panel, flanked by matching original obscure leaded light windows to either side, providing access to:

Reception Hallway: Stairs rising to the first floor accommodation with half-height door to understairs storage cupboard. Further full-height built-in storage cupboard with obscure glazed window to the side aspect. Attractive original semi-circular leaded light feature window providing natural light. Doors to the Kitchen and Living/Dining Room. Panelling to walls with decorative plate rail. Thermostat control panel. Radiator. Character-style coved cornice to smooth plastered ceiling.

Kitchen: 8'2" x 6'4" (2.5m x 1.93m) uPVC double glazed window to the side aspect. Obscure uPVC double glazed door providing access to the rear Garden. Fitted with a comprehensive range of matching base and wall mounted units incorporating illuminated pelmet lighting, wine rack and rolled-edge working surfaces inset with a stainless steel single drainer sink unit with mixer tap over. Built-in 'Zanussi' double oven with four-ring gas hob and concealed extractor canopy above. Concealed wall mounted 'Vaillant' gas fired boiler. Integrated slimline dishwasher. Space for an upright fridge/freezer. Undercounter 'Bosch' washing machine (to remain). Glazed serving hatches opening to the Dining Room. Attractive tiled splashbacks. Smooth plastered ceiling inset with recessed lighting.

Open Plan Living Room / Diner: A spacious dual aspect Living/Dining Room extending the full depth of the property, creating a bright and airy reception space with clearly defined areas for both relaxation and entertaining.

Living Room area: 14'5" (4.4) (into bay) x 11'7" (3.53) (max)

uPVC double glazed bay window to the front aspect with obscure-leaded fan light openers. Attractive feature fireplace incorporating a decorative timber surround with contrasting 'stone' back plate and hearth, housing an inset coal-effect gas fire (for decorative purposes only and not connected to a gas supply). Radiator. Decorative picture rail. Coved cornice to textured ceiling. Open plan to:

Dining Area: 11'4" x 10'11" (3.45m x 3.33m)

uPVC double glazed French doors with fan light openers over, opening onto and overlooking the rear Garden. Radiator. Glazed servery to the Kitchen. Picture rail. Textured ceiling.

The First Floor comprises

Landing: Large uPVC double glazed window to the side aspect. Built-in storage cupboard with display surface over. Doors to all first floor rooms. Picture rail. Textured ceiling with access to loft space.

Main Bedroom: 13'6" (4.11) (into bay) x 10'9" (3.28) (max) uPVC double glazed bay window to the front aspect providing an abundance of natural light. Comprehensive range of fitted wardrobes with matching overhead storage cupboards, incorporating a central dressing table with mirror and vanity cupboard beneath. Radiator. Coving to smooth plastered ceiling.

Rear Bedroom: 11'6" x 10'3" (3.5m x 3.12m) uPVC double glazed window to the rear aspect providing views over the rear Garden. Pair of freestanding two-door wardrobes (to remain) semi recessed to the alcove. Radiator. Coving to smooth plastered ceiling.

Bedroom Three: 7'4" x 6'6" (2.24m x 1.98m) uPVC double glazed window to the front aspect. Radiator. Coving to smooth plastered ceiling.

Family Bathroom: 8'4" x 7'1" (2.54m x 2.16m) Obscure uPVC double glazed window to the rear aspect. Contemporary white suite comprising concealed cistern WC, vanity wash hand basin with chrome mixer tap inset into a range of fitted base units with complementary work surfaces, together with matching wall-mounted storage cupboards, pelmet lighting over the wash hand basin. Panelled bath fitted with chrome mixer tap, wall-mounted 'Bristan' thermostatic rainfall shower with separate handheld attachment and glazed shower screen. Heated towel rail. Access to airing cupboard. Tiling to all visible walls with decorative border tile inlay. Tiled floor. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

Approached via both the Dining Room and Kitchen, the property enjoys a beautifully maintained and particularly impressive rear Garden, extending to a generous length and offering an excellent degree of privacy. Predominantly laid to lawn, the Garden is complemented by mature, well-stocked flower and shrub borders, established specimen trees and attractively landscaped planting, creating a delightful outdoor setting. Further features include a Greenhouse, two useful Storage Sheds, gated side access and an outside water tap, making this an ideal space for both keen gardeners and family enjoyment.

Frontage:

Boasting excellent kerb appeal, the property is set behind a well-maintained front garden with established planting and a lawned area. A private driveway provides off-street parking and is complemented by secure gated side access to the beautifully landscaped rear garden.

Council Tax Band C

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. 6/19/2026